Prepared by:
Record and Return To:
[illegible] and Rosenbel Title, Inc
[illegible] Blvd., Suite 190
[illegible]

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9454-WE

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $991,028.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson
Batch # 1421647
05/18/2026 10:12:02 AM
Fees: $13.00 Taxes: $3,666.80

Davidson County
DEEDWARR
2 pgs

20260518-0044181

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lane Corinne Owen and Lillian Louise Kontor	NEW OWNER	
4029 Aberdeen Road		103-08-222.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Keith Maddin, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lane Corinne Owen and Lillian Louise Kontor, a married couple**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28, Block G on the Plan of Cherokee Park, Section 2 of record in Plat Book 547, Page 175, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Todd Puckett, married by Warranty Deed from Carrie R. Hussain, married of record in Instrument No. 20180910-0089129 Register's Office for Davidson County, Tennessee, dated September 05, 2018 and recorded on September 10, 2018.

Being the same property conveyed to Keith Maddin, unmarried, a One Percent (1 %) interest and Benjamin Todd Puckett, married, retaining a Ninety Nine Percent (99%) interest, by Quit Claim Deed from Benjamin Todd Puckett, married of record in Instrument No. 20190130-0009068 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on January 30, 2019.

Being the same property conveyed to Keith Maddin, unmarried, the remaining Ninety Nine Percent (99 %) interest of Benjamin Todd Puckett (aka Benjamin Todd Puckett, Sr.), married, by Quit Claim Deed from Benjamin Todd Puckett (aka Benjamin Todd Puckett, Sr.), married, of record in Instrument No. 20250929-0077282, Register's Office for Davidson County, Tennessee, dated September 22, 2025 and recorded on September 29, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as 4029 Aberdeen Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of May, 2026.

Keith Maddin by R. L. Moore, Attorney in Fact

Keith Maddin
By: R. L.. Moore, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Keith Maddin**, as her Attorney-in-Fact, as the free act and deed of the within named **Keith Maddin**.

Witness my hand and official seal this the 14th day of May, 2026.

My Commission expires 11-5-29

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON