Name and Address of New Owner:
Kelly McMullan
1027 Woodbury Falls Drive
Nashville, TN 37221

Send Tax Bills To:
Truist Bank
1001 Semmes Avenue
Richmond, VA 23224

This Instrument Prepared By:
Mason Lillie powered by Bell Land Title
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-209

Map & Parcel No: 128 12 0C 102.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of May, 2026.

Notary Signature
My commission expires: _____, 20__

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Karen Johnson Davidson County
Batch# 1423295 DEEDWARR
05/20/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260520-0045785

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Krista Fordham, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kelly A. McMullan, unmarried**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1027, WOODBURY TOWNHOMES, PHASE I PLANNED UNIT DEVELOPMENT, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, and amended recorded as Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Krista Fordham, unmarried, by Warranty Deed from Jeff Goff and his wife, Elicia Goff, of record in Instrument No. 20150716-0069404, in the Register's Office of Davidson County, Tennessee, dated July 01, 2015, and recorded on July 16, 2015.

This property more commonly known as 1027 Woodbury Falls Drive, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of May, 2026.

Krista Fordham (SEAL)
Krista Fordham

STATE OF Florida
COUNTY OF Orange

On this 18th day of May, 2026, before me personally appeared Krista Fordham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. **by means of ( ) physical presence or (✓) online notarization**

Witness my hand, at office, this 18th day of May, 2026.

Dineshwar Lall
Notary Signature
My commission expires: 06/28/2028

Notarized online using audio-video communication

DINESHWAR LALL
Notary Public - State of Florida
Commission # HH 503972
My Comm. Expires Jun 28, 2028

( ) Personally Known, or (✓) Produced Identification

Type of Identification Produced: Drivers license

Tennessee Certification of Electronic Document

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that the electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/18/26 (date of document).

_____
Affiant Signature

5/20/26
_____
Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this 20th day of May, 2026.

NOTARY PUBLIC STATE OF FLORIDA
LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL