THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P26-9657-WE

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 452,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm Exp 03-10-2027

Karen Johnson Davidson County
Batch# 1429977 DEEDWARR
06/09/2026 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20260609-0052244

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Galvin	**Fifth Third Bank, National Association**	
811 Westchester Drive	5001 Kingsley Drive, MD: 1MOBA8	042-09-0-095.00
Madison, TN 37115	Cincinnati, OH 45227	
(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, WE, **Kimberly Cunliffe, single,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Galvin, unmarried woman,**

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. 41, Plan of Kemper Heights, Section Two, of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Carol F. Ballard, an unmarried person by Warranty Deed from Olen L. Allen and wife, Betty J. Allen of record in Book 10675, Page 310, Register's Office for Davidson County, Tennessee, dated October 31, 1997 and recorded on November 06, 1997.

Being the same property conveyed to Carol F. Ballard and Wilma B. Sullivan, both unmarried by Quitclaim Deed from Carol F. Ballard, unmarried of record in Instrument No. 20011101-0119631 Register's Office for Davidson County, Tennessee, dated October 26, 2001 and recorded on November 01, 2001.

Being the same property conveyed to Erin Dias, Trustee of The 811 Westchester Drive Trust by Warranty Deed from Carol F. Ballard, unmarried and Wilma B. Sullivan, unmarried of record in Instrument No. 20251021-0083832 Register's Office for Davidson County, Tennessee, dated October 16, 2025 and recorded on October 21, 2025.

Being the same property conveyed to Kimberly Cunliffe by Warranty Deed from Erin Dias, Trustee of The 811 Westchester Drive Trust of record in Instrument No. 20251204-0096630 Register's Office for Davidson County, Tennessee, dated November 26, 2025 and recorded on December 04, 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 ✓ improved property known as **811 Westchester Drive, Madison, TN 37115**

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 our hands this the 8 day of June, 2026.

Kimberly Cunliffe

Kimberly Cunliffe

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 **Kimberly Cunliffe,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of June, 2026.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

True Copy Certification

I, **Denise Woods,** 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 8 day of June, 2026.

Denise Woods
Affiant Signature
Date 6-8-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027