Karen Johnson Davidson County
Batch# 1435964 DEEDWARR
06/18/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20260618-0055605

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $905,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

File No. KS-26-2818

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Michael Jones and Allison Canice D'Aurora	**New Owners**	
(NAME)	(NAME)	
6612 Fox Hollow Road		
(ADDRESS)	(ADDRESS)	
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, I/we, **KLF Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Michael Jones and Allison Canice D'Aurora, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 100 on the Plan of West Meade Park, Inc, Section One of record in Plat Book 2900, Page (s) 103 and 104, 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 Donald H. Blackburn and wife, Ann Beth Blackburn by Warranty Deed from Lois Joy Shapiro of record in Book 6074, Page 211, Register's Office for Davidson County, Tennessee, dated May 27, 1983 and recorded on June 13, 1983.

Said Ann Beth Blackburn having since deceased on December 20th, 2024 leaving Donald H. Blackburn as sole surviving tenant by the entirety.

Being the same property conveyed to KLF Investments, LLC, a Tennessee limited liability company by Warranty Deed from Donald H. Blackuburn, single of record in Instrument No. 20251105-0088355 Register's Office for Davidson County, Tennessee, dated November 04, 2025 and recorded on November 05, 2025.

This is property more commonly known as 6612 Fox Hollow Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 17th day of June, 2026.

KLF Investments LLC, a Tennessee Limited Liability Company

By: B, Authorized Agent
Brandon Lippman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

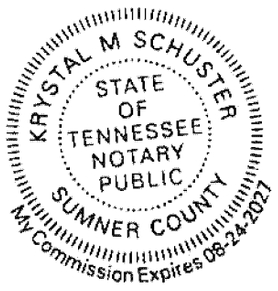
Before me, Krystal Schuster of the state and county mentioned, personally appeared Brandon Lippman, Authorized Agent of KLF Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of KLF Investments LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Lippman, Authorized Agent of KLF Investments LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 17th day of June, 2026.

Notary Signature

Printed Name: Krystal Schuster

My commission expires:_____



Certificate of Authenticity

I, Christina Higgins, 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 6/17/2026.

Date

Affiant Signature

6/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029