Karen Johnson Davidson County
Batch # 1437253 DEEDWARR
06/23/2026 11:49:24 AM 2 pgs
Fees: $13.00 Taxes: $1,126.28
20260623-0056491

This Instrument Prepared By and Returned To:	Map-Parcel Number:	Address of New Owner:	Send Tax Bills To:
Dahl Title & Escrow, LLC 1118 Madison Street Clarksville, TN 37040	141-06-0D-018-00	Carie D. Kuzemchak Revocable Trust 5704 Shady Mill Way Glen Allen, VA 23059	Carie D. Kuzemchak Revocable Trust 5704 Shady Mill Way Glen Allen, VA 23059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand the receipt and sufficiency of such payment being hereby acknowledged, **BRENDA GAYLE ALLEY** ("Grantor") has bargained and sold, and by these presents does transfer and convey unto **CARIE D. KUZEMCHAK REVOCABLE TRUST** ("Grantee"), to be held by Grantee, Grantee's heirs, successors and assigns, all of Grantor's rights, title, and interest in and to certain land located in Davidson County, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Unit No. 18 on the Plan of Riverbridge Community, of record at Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed by Warranty Deed from Cara E. Wilson, single to Brenda Gayle Alley, single, recorded October 21, 2003, as Instrument No. 20031021-0155540 in Davidson County, Tennessee Register of Deeds.

This property is further identified as tax parcel #141-06-0D-018-00, in the Tax Assessor's Office for Davidson County, Tennessee.

This is real property more commonly known as 3035 Harpeth Springs Drive, Nashville, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

GRANTOR DOES further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this the 18th day of June 2026.

"Grantor"

Sherri Robinson
SHERRI ROBINSON, as Attorney In Fact
BRENDA GAYLE ALLEY
as Attorney In Fact
Brenda Gayle Alley

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sherri Robinson, as Attorney in Fact Brenda Gayle Alley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of June 2026.

CODY R. DAHL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC

My Commission Expires: 3/21/29

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $304,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sherri Robinson
AFFIANT

SWORN TO AND SUBSCRIBED before me, a Notary Public on this the 18th day of June 2026.

CODY R. DAHL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC

My Commission Expires: 3/21/29