Karen Johnson Davidson County
Batch# 1438628 DEEDWARR
06/26/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20260626-0058103

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2026.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/5/2029

DM-ZTRE-26-3812-3814

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AAction Development LLC	**Same as New Owner**	
(NAME)	(NAME)	**091-04-0U-001.00-CO** **091-04-0U-002.00-CO**
1165 WALNUT GROVE ROAD (ADDRESS)	(ADDRESS)	
HARTSVILLE, TN 37074 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **C KIDWELL REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AACTION DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3812, and Unit No. 3814 on the Plan of THIRTYEIGHTTWELVE TIGERBELLE DRIVE, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 202511200092846, 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 Alexander C. Wells and wife, Dorothy M. Wells, tenants by the entirety by Warranty deed from Ralph H. Hines, unmarried of record in Book 8554, page 465, Register's Office for Davidson County, Tennessee, dated February 04, 1992 and recorded on February 20, 1992.

Alexander C. Wells having since died on or about May 27, 2020, leaving Dorothy M. Wells as surviving tenant by the entirety.

Being the same property conveyed to Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto by Quitclaim deed from Dorothy M. Wells of record in Instrument No. 20210122-0009903 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on January 22, 2021.

Being the same property conveyed to C Kidwell Real Estate, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020 of record in Instrument No. 20251010-0081300 Register's Office for Davidson County, Tennessee, dated September 30, 2025 and recorded on October 10, 2025.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 176, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20251120-0092846, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations,

all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Thirtyeighttwelve Tigerbelle Drive of record in Instrument Number 20251120-0092846, Register's Office for Davidson County, Tennessee.
- Right of Way Easement in favor of Colonial Pipeline Company of record in Book 3619, Page 521, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4121, Page 642, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4952, Page 193, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **3812 & 3814 Tigerbelle Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 22 DAY OF JUNE, 2026.

C Kidwell Real Estate LLC

BY: _____
Cameron Kidwell
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMERON KIDWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of C KIDWELL REAL ESTATE LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of June, 2026.

_____
Notary Public
My Commission Expires: 02/05/2030
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 22. 2026

Affiant Signature

26th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

