WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1442896 DEEDWARR
07/07/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20260707-0061037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/25/29

Lynn McAllister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #26-DW-1429-H

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Anthony Aldrich and John Phillip Shelley, Trustees	Kind Lending, LLC	
(NAME)	(NAME)	
1429 Roberts Avenue	1920 Main St STE 1200	**083 02 0 075.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irvine, CA 92614	
(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,

KELSEY EMERSON AND SHAHIN MURRAY, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEVEN ANTHONY ALDRICH AND JOHN PHILLIP SHELLEY, TRUSTEES OF THE MILLIE'S LIVING TRUST, DATED JANUARY 6, 2026,

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 Lot No. 9 on the Plan of SHARPE AND HORN'S SUBDIVISION OF ELWOOD PLACE of record in Plat Book 332, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the North side of Roberts Avenue and runs back between parallel lines 170.5 feet to an alley.

Being the same property conveyed to Kelsey Emerson and Shahin Murray, wife and husband, by Warranty Deed from Vanessa L. Coffey, an unmarried woman, of record in Instrument No. 20230724-0056917, in the Register's Office of Davidson County, Tennessee, dated July 24, 2023 and recorded on July 24, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE & HORN'S SUBDIVISION OF ELWOOD PLACE, as recorded in Plat Book 332, Page(s) 18.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1429 Roberts Avenue, Nashville, TN 37206**.

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 1 day of July, 2026.

Kelsey Emerson

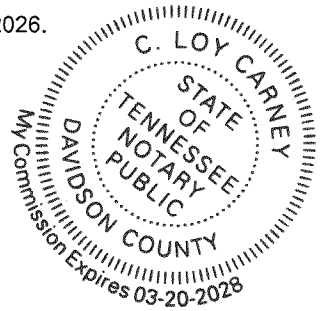
Shahin Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of July, 2026, before me personally appeared Kelsey Emerson, 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.

Witness my hand, at office, this 1 day of July, 2026.

Notary Signature
My commission expires:

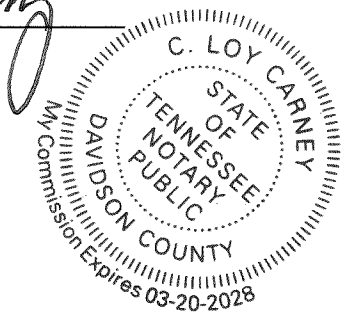


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of July, 2026, before me personally appeared Shahin Murray, 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.

Witness my hand, at office, this 1 day of July, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Rafoth, 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

July 2, 2026
Date

Affiant Signature

7/2/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 2nd day of July, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY