Karen Johnson Davidson County
Batch# 1445980 DEEDWARR
07/14/2026 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260714-0063586

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kepley Properties, LLC	Kepley Properties, LLC	083120I2300
(NAME)	(NAME)	
509 Burgess Lane	509 Burgess Lane	
(ADDRESS)	(ADDRESS)	
Mount Juliet TN 37122	Mount Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JUDY G. MEADOWS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEPLEY PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 151, on the Plan of Section Five, Rosewood Heights, as shown by plat appearing of record in Book 2331, page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Judy G. Meadows, Juanita Meadows, Mary Meadows, and Peggy Meadows, unmarried persons, by Warranty Deed from Richard K. McIntyre and Susan R. McIntyre, dated October 5, 1994, appearing of record in Book 9487, Page 124, of the Register's Office of Davidson County, Tennessee.The said Mary Meadows having since died intestate on 04/18/2003 leaving as her heirs at law: Juanita Meadows, Judy G. Meadows, and Peggy Meadows as per Affidavit of Heirship of record in Instrument Number 202607140063584 Register's Office for Davidson County, Tennessee. The said Juanita Meadows having since died intestate on 10/06/2023 leaving as her heirs at law Judy G. Meadows and Peggy Meadows as per Affidavit of Heirship of record in Instrument Number 202607140063585 Register's Office for Davidson County, Tennessee. The said Peggy Meadows having since died intestate on 09/17/2024 leaving as her heir at law Judy G. Meadows as per Affidavit of Heirship of record in Instrument Number 202607140063583 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 808 Potter Ln, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 30 day of June 2026.

Judy G Meadows
Judy G Meadows

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of June, 20 26, before me personally appeared Judy G. Meadows, 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 (or person's) free act and deed.

Ronelle Robins
Notary Public

Printed Name: Ronelle Robins

My Commission Expires: 03-08-2028

RONELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 6-30-26 (date of document).

Affiant Signature

6-30-26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30 day of June, 2026

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26