Karen Johnson Davidson County
Batch# 1450582 DEEDWARR
07/22/2026 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20260722-0066494

CAITLIN LLOYD-MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Six Hundred Ten Thousand and no/100 Dollars ($610,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 14th day of July, 2026. Notary Public My commission expires: 5-8-2029

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification No.:
Katrina Paige Anderson	SAME AS NEW OWNER	168-07-0-014.00
8525 Old Harding Lane		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nicholas Michael Divine and Heather Michelle Davis**, devisees of the last will and testament of Terry L. Divine, "Grantors", have bargained and sold and by these presents do transfer and convey unto Katrina Paige Anderson, an unmarried woman, "Grantee", her heirs, successors, and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

Land in Davidson County, Tennessee, being Lot 5 as shown on the Plan of OLD HARPETH ESTATES, SECTION ONE, of record in Plat Book 6900, Page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Terry L. Divine and William A. Divine, as joint tenants with right of survivorship, by Warranty Deed from William E. Crook, d/b/a Regency Properties, of record in Book 7951, Page 916, in the Register's Office of Davidson County, Tennessee, dated September 29, 1989 and recorded on October 02, 1989. The said William A. Divine died on January 13, 1992, leaving Terry L. Divine as surviving tenant with right of survivorship. The said Terry L. Divine died May 22, 2025, testate, devising subject property to Nicholas Michael Divine and Heather Michelle Davis, devisees of the last will and testament of Terry L. Divine.

See Probate Case No. 25P1374, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee. Also see Order of record in Instrument No. 20250812-0064002 and Last Will and Testament of record in Instrument No. 20250812-0064003, in the Register's Office of Davidson County, Tennessee.

This is improved property identified as **8525 Old Harding Lane, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs, successors, and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2026 and subsequent years, not yet due and payable. (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OLD HARPETH ESTATES, SECTION ONE, as recorded in Plat Book 6900, Page(s) 119. (3) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6927, Page 68, as amended in Book 7112, Page 130, Book 7247, Page 145, Book 7520, Page 675 and Book 7662, Page 533.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs, successors, and assigns, against the lawful claims and demands of all persons whomsoever.

[Remainder of this page intentionally left blank, signature page to follow.]

WARRANTY DEED SIGNATURE PAGE

WITNESS our hands on this the 10th day of July, 2026.

Nicholas Michael Divine

Heather Michelle Davis

STATE OF Missouri)
COUNTY OF Butler)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Nicholas Michael Divine** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, this the 10th day of July, 2026.

Lorianne Chandler
NOTARY PUBLIC

Commission Expires: 8-9-2028

LORIANNE CHANDLER
MY COMMISSION EXPIRES 8-9-2028
NOTARY PUBLIC NOTARY SEAL #14978639
RIPLEY COUNTY
STATE OF MISSOURI

STATE OF Missouri)
COUNTY OF Butler)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Heather Michelle Davis** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, this the 10th day of July, 2026.

Lorianne Chandler
NOTARY PUBLIC

Commission Expires: 8-9-2028

LORIANNE CHANDLER
MY COMMISSION EXPIRES 8-9-2028
NOTARY PUBLIC NOTARY SEAL #14978639
RIPLEY COUNTY
STATE OF MISSOURI

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 10, 2026.

Affiant Signature

July 22, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of July, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27