WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2026.

Notary Public
COMMISSION EXPIRES: 1/17/27

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1450641 DEEDWARR
07/22/2026 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $791.80
20260722-0066577

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey Keller	Mortgage Research Center, LLC dba Veterans United Home Loans	148-14-0-315
(NAME)	(NAME)	
130 Brenda Lane	1400 Forum Blvd, Ste. 18	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David T. Kirby, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Keller, single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 19B, Zone Lot Division of Lot 19, Haywood Forest, Section 2, of record in Plat Book 6250 at page 229, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. to David T. Kirby, recorded July 3, 1990, as Book 8144 Page 886, Register's Office for Davidson County, Tennessee.

Deborah Ann Kirby, spouse of the above named, David T. Kirby, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 130 Brenda Lane (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (Postal Zip)

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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 heirs. 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 heirs, 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 22 day of July, 2026.

David T. Kirby

Deborah Ann Kirby

State of Tennessee

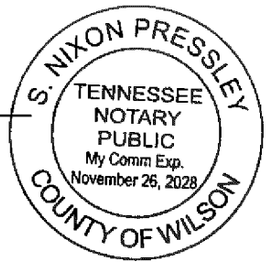
County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared David T. Kirby and Deborah Ann Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22 day of July, 2026.

S. Nixon Pressley

Commission Expires: 11/26/2028



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Certificate of Authenticity

I, Kimbra Spann, 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 7/22/2026.

Date

Affiant Signature

7/22/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of July, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY