Karen Johnson Davidson County
Batch# 1451264 DEEDWARR
07/23/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,143.15
20260723-0067041

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10781-95A

ADDRESS NEW OWNER:
Kimberly Nicole Pedigo
4125 Stone Hall Boulevard
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Residential Wholesale Mortgage, Inc.
11234 El Camino Real
San Diego, CA 92130

Parcel ID:
085-04-0A-095-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Michelle Campbell, a married woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Kimberly Nicole Pedigo, and Marcus Judah Worrell, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 95 on the plan of First Revision, Final Plat of the Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1 Section 1a, a planned unit development of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Nicole Michelle Campbell, an unmarried woman by Deed dated December 30, 2016 from Meritage Homes of Tennessee, Inc., an Arizona corporation, recorded January 13, 2017, in Instrument Number 20170113-0004075, Register's Office for Davidson County, Tennessee.

Adam Milliren joins in this conveyance for the purpose of conveying any interest he/she may have in and to said real property

This is improved property known as 4125 Stone Hall Boulevard, Hermitage, TN 37076. Possession is to be given on July 23, 2026.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22nd day of July, 2026.

Nicole Michelle Campbell

Nicole Michelle Campbell

Adam Milliren

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nicole Michelle Campbell and Adam Milliren,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July, 2026.

NOTARY PUBLIC

J. DAVID LEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 31, 2029
COUNTY OF WILSON

My Commission Expires: 1/31/29

* * * * * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is **$849,500.00**.

AFFIANT

Subscribed and sworn to before me on this 23rd day of July, 2026.

NOTARY PUBLIC

SAMANTHA WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 1-29-2028

My Commission Expires:

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/23/2026 (date of document).

Affiant Signature

7/23/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23 day of JULY, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL