This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9159-AJ

Karen Johnson Davidson County
Batch# 1451499 DEEDWARR
07/24/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260724-0067659

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Otis Gardner and Tamara Gardner 2002 Lynnhaven Court Mt. Juliet, TN 37122	Kind Lending, LLC 4 Hutton Centre Drive Suite 1000 Santa Ana, CA 92707	096 06 0 159.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mildred Hudgins Realty, LLC, a Tennessee Limited Liability Company, and Leigh-Land Stabels, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Otis Gardner and Tamara Gardner, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 72, Section II, on the Map of CLOVER HILL SUBDIVISION, as of record in Book 2133, Page 46, Register's Office for said County.

Said Lot No. 72 fronts 65 feet on the Southerly side of Ironwood Drive and extends back between lines 169 feet on the Westerly side of 177.4 feet on the Easterly side to a dead line in the rear on which it measures 62 feet.

Being part of the same property conveyed to Mildred Hudgins Realty LLC, an undivided fifty and one-half percent (50.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001 of record in Instrument No. 20021101-0134422, in the Register's Office of Davidson County, Tennessee, dated October 29, 2002 and recorded on November 1, 2002.

Being part of the same property conveyed to Leigh-Land Stables LLC, an undivided forty-nine and one-half percent (49.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, of record in Instrument No. 20021101-0134421, in the Register's Office of Davidson County, Tennessee, dated October 29, 2002 and recorded on November 1, 2002.

Being part of the same property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust Dated February 15, 2001, by Quitclaim Deed from Mildred V. Hudgins, of record in Instrument No. 20020110-0004114 as corrected in Instrument No. 20020709-0082529, in the Register's Office of Davidson County, Tennessee, dated August 31, 2001 and recorded on January 10, 2002.

Being part of the same property conveyed to T. Herschel Hudgins and wife, Mildred Hudgins, by Warranty Deed from William David Giles, Jr., and wife, Dorothy Giles, of record in Book 2701, Page 333, in the Register's Office of Davidson County, Tennessee, dated October 19, 1957 and recorded on October 23, 1957. The said T. Herschel Hudgins died on December 29, 2000, leaving Mildred Hudgins as surviving tenant by the entirety.

This is improved property located at: **2926 Ironwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2026.

GRANTOR:

Mildred Hudgins Realty, LLC, a Tennessee Limited Liability Company

By:_____
Jim R. Vanderpool, Authorized Agent

Leigh-Land Stabels, LLC, a Tennessee Limited Liability Company

By:_____
Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jim R. Vanderpool with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that he is the Authorized Agent of Mildred Hudgins Realty, LLC, a limited liability company, that he is authorized by Mildred Hudgins Realty, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 23rd day of July, 2026.

Lisa Stovall
Notary Public
My Commission expires: 7/30/29

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jim R. Vanderpool with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained; and who further acknowledged that he is the Authorized Agent of Leigh-Land Stabels, LLC , a limited liability company, that he is authorized by Leigh-Land Stabels, LLC to execute this instrument on its behalf.

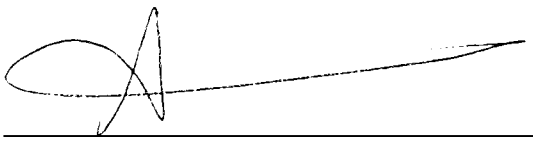
WITNESS my hand and seal at office this 23rd day of July, 2026.

Lisa Stovall
Notary Public
My Commission expires: 7/30/29

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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.



Affiant Signature — Date: 7-23-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-23-2026.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal