Karen Johnson Davidson County
Batch# 1451857 DEEDWARR
07/27/2026 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20260727-0068131

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 17 day of JULY , A.D., 20 26 , by and between

Kaitlyn McKalip Bibelhausen and Joseph David Bibelhausen, wife and husband

First Parties, and

AJ ALL DAY, LLC, a limited liability company,
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot 91, Dr. V.S. Lindsley's Addition Edgefield, now East Nashville, as shown on plat of record in Plat Book 57, Page 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kaitlyn Beverly McKalip and Joseph David Bibelhausen, wife and husband by Deed dated December 2, 2019 from Andrew S.R. McDowell, a single person, recorded December 4, 2019, in Instrument Number 20191204-0125206, in the Official Records of Davidson County, Tennessee. The said Kaitlyn Beverly McKalip has since changed her name, she is now known as Kaitlyn McKalip Bibelhausen.

OWNER:
AJ ALL DAY, LLC, a limited liability company,
830 Stockell Street
Nashville TN 37207

RESPONSIBLE TAXPAYER:
NEW OWNERS

CLT # 082-03-0-14900 (Map and Parcel#)

MR-LX-725293

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Kaitlyn McKalip Bibelhausen f/k/a Kaitlyn Beverly McKalip

× _____
Joseph David Bibelhausen

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Kaitlyn McKalip Bibelhausen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2026.

(seal)

✓ _____
Notary Public

My Commission Expires:✓ 09/05/2026

PHOEBE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Joseph David Bibelhausen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2026.

(seal)

✓ _____
Notary Public

My Commission Expires:✓ 09/05/2028

PHOEBE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MR-LX-725293

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $620,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 27th day of July, 2026.

Signature of Notary Public

Notary Seal

Kayla Tabor

Printed Name of Notary

3/28/29

Commission Expiration

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

MR-LX-725293

Certificate of Authenticity

I, J. Trent Lehman, 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 7/17/2026.

Date

Affiant Signature

7/27/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

My Commission Expires: 3/29/28
Date

Notary's Seal (if on paper)

