| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Williamson |
|---|---|
| Bankers Title & Escrow Corporation<br>5107 Maryland Way<br>Brentwood, TN 37027<br>P26-17669-BW | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 595,000.00.<br>Janice Collins<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2026.<br>Kim Murray<br>Notary Public<br>MY COMMISSION EXPIRES: 2-23-30<br>(AFFIX SEAL) |

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1452028 DEEDWARR
07/28/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20260728-0068407

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **William Owens and Miller McAllister** | New Owner | |
| 6841 Collinswood Dr | | 155-08-0C-178.00-CO |
| Nashville, TN 37221 | | |
| (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, WE, **Victor M. Kelso and Christa J. Kelso, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Owens and Miller McAllister, both unmarried as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Poplar Creek Estates, a Planned unit Development, Phase 2, of record in Book 6900, Pages 339-347, Amendment and Change of Survey Monumentation of record in Book 7900, Page 888-889, and Amendment to Lot 178, of record in Book 8817, Page 834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more completed description.

Being the same property conveyed to Dennis B. Peterson and wife, Robyn Peterson by Warranty Deed from Bradley N. Smith and wife, Laurie K. Smith of record in Instrument No. 20030811-0113831 Register's Office for Davidson County, Tennessee, dated August 04, 2003 and recorded on August 11, 2003.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Dennis B. Peterson and Robyn Peterson, unmarried of record in Instrument No. 20251027-0085409 Register's Office for Davidson County, Tennessee, dated October 24, 2025 and recorded on October 27, 2025.

Being the same property conveyed to Victor M. Kelso and Christa J. Kelso married by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20251028-0085570 Register's Office for Davidson County, Tennessee, dated October 24, 2025 and recorded on October 28, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6841 Collinswood Dr, Nashville, TN 37221**

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 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 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 the ____ day of _____, _____.

Victor M. Kelso

Christa J. Kelso

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 **Victor M. Kelso,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of July, 2026.

My Commission expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Christa J. Kelso,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of July, 2026.

My Commission expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 7-27-26 (date of document).

Affiant Signature

7-27-26
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: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY