Karen Johnson Davidson County
Batch# 1452189 DEEDWARR
07/28/2026 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20260728-0068633

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64567
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Blake Maddox Morain Leah Morain 5802 Vine Ridge Dr. Nashville, TN 37205	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188

TAX MAP PARCEL NUMBERS: 103 10005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Kestermann and Kathleen Ambrose Kestermann, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Blake Maddox Morain and Leah Morain, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Hillwood Estates, Section 6 of record in Book 2133, page 96, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Kestermann and Kathleen Ambrose Kestermann, husband and wife, by Warranty Deed from Alan Sisk and spouse, Clara Sisk, dated May 7, 2019 and recorded on May 13, 2019, of record in Instrument No. 20190513-0044816, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 96, said Register's Office, which Plan shows a 50 foot minimum building setback line from Vine Ridge Drive, and 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 5802 Vine Ridge Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 2026

Andrew Kestermann

Kathleen Ambrose Kestermann

State of Tennessee

County of Davidson

On this 23rd day of July, 2026, before me the undersigned authority, personally appeared Andrew Kestermann and Kathleen Ambrose Kestermann, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Carmen Coats
Affiant

Sworn and subscribed before me this 23 day of July, 2026

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Notary

My Commission Expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 23. 2026

Affiant Signature

28th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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