Karen Johnson Davidson County
Batch # 1455529 DEEDWARR
08/04/2026 10:18:51 AM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20260804-0071552

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 149
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39324-06-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $519,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2026. Notary Public My Commission Expires:

MACKENZIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shirly Ellison 7969 Oakfield Grove Brentwood, TN 37027	New Owner	Map and Parcel No.: 181 03 0A 332.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kendall Maria Kempf and Isaiah J. Kempf, Wife and Husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Shirly Ellison, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7969 Oakfield Grove, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of July, 2026.

GRANTORS:

Kendall Maria Kempf

Isaiah J. Kempf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kendall Maria Kempf and Isaiah J. Kempf, 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, at office, this 29th day of July, 2026.

Notary Public
My Commission Expires:

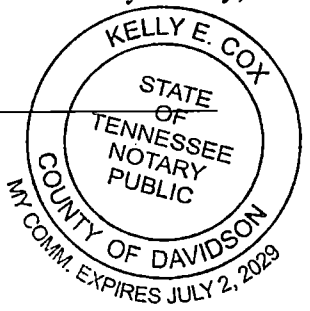


EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 136, on the Plan of REVISION ONE, PHASE TWO, ADDITION TO INDIAN CREEK, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kendall Maria Kempf and Isaiah J. Kempf, Wife and Husband, by Warranty Deed from Eun Wook Cheong and Husband, Kil Hyun Yang, of record in Instrument No. 20230607-0043292, in the Register's Office of Davidson County, Tennessee, dated June 05, 2023, and recorded on June 07, 2023.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, PHASE TWO, ADDITION TO INDIAN CREEK, as recorded in Instrument No. 20070720-0086788.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, INDIAN CREEK ESTATES, as recorded in Plat Book 9700, Page 391.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, ADDITION TO INDIAN CREEK, as recorded in Instrument No. 20070612-0070193.
7. Declaration of Covenants, Conditions and Restrictions recorded in Book 10752, Page 553 as amended in Instrument No. 20000727-0074152 and supplemented in Book 11708, Page 575; Instrument No. 20030509-0062505; Instrument No. 20050118- 0006063; Instrument No. 20060523-0060562; Instrument No. 20070606-0067790; Instrument No. 20070606-0067791; Instrument No. 20140403-0027632; Instrument No. 20160809-0082902; Instrument No. 20190807-0078436 and Instrument No. 20200528-0054896.
8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060526-0062237.
9. Charter for Indian Creek Homeowners Association Inc., recorded as Book 11031, Page 79.
10. By-Laws for Indian Creek Estates Homeowners Association recorded as Book 11033, Page 509 as amended in Instrument No. 20000727-0074153.
11. Common Open Space Deed recorded as Instrument No. 20130516-0049304.
12. Rules & Regulations recorded as Instrument No. 20200304-0024117.