Karen Johnson Davidson County
Batch# 1457742 DEEDWARR
08/11/2026 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20260811-0073749

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicole Muldowney and Alan Jolly	FIRST HORIZON BANK	073-13-0-030.00
1934 Valley Park Dr.	12719 CANTRELL ROAD	
Nashville, TN 37216	LITTLE ROCK, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLY LIKEN BOOKER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE MULDOWNEY AND ALAN JOLLY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 85, on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office of said County, to which reference is hereby made for a more complete description.

Said Lot No. 85 fronts 76 feet on the Southerly side of Valley Park Drive and runs back 180 feet on the Easterly line and 168 feet on the Westerly line to a dead line in the rear on which it measures 121.4 feet.

Being the same property conveyed to Kelly Liken, a married woman by Warranty Deed from David Peiffer and Rachel Peiffer, husband and wife of record in Instrument No. 20221207-0127568 Register's Office for Davidson County, Tennessee, dated November 22, 2022 and recorded on December 07, 2022.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1934 Valley Park Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2026.

Kelly Liken Booker

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly Liken Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29 day of July, 2026.

Commonwealth of Pennsylvania - Notary Seal
Gabriel M. Caputo, Notary Public
Allegheny County
My commission expires July 6, 2027
Commission number 1263476
Member, Pennsylvania Association of Notaries

Notary Public Gabriel M Caputo

My Commission Expires: 07-06-2027

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 Julv 30. 2026

Affiant Signature

7th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

