Karen Johnson Davidson County
Batch# 1458907 DEEDWARR
08/12/2026 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20260812-0074404

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $349,900

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of July 2026

Notary Public
My Commission expires _____/_____/_____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

NAME AND ADDRESS OF PROPERTY OWNER:
Meghan Kelly
2815 Paden Drive
Nashville, TN 37206

SEND TAX BILLS TO:
Bank of America
TX2-979-01-02
4500 Amon Carter Blvd
Fort Worth, TX 76155

MAP AND PARCEL NUMBER: 072 03 0 373.00

WARRANTY DEED
26NT01252

39295

Effective the 30 Day of July 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Karen Beth Huffine FKA Karen Huffine Brown, a single woman and Gail Huffine Hooper, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Meghan E. Kelly, unmarried

The following described real estate in **Davidson** County, Tennessee:
Land in Davidson County, Tennessee, being Lot 3 on the plan of the Resubdivision of Part of Lot 2 on the Plan of East Nashville Golf & Country Club Lands of record in Book 5190. page 154, Register's Office for said County.

Said Lot No. 3 fronts 50.00 feet on the northwesterly margin of Golf Street and extends back between parallel lines 200.00 feet to a dead line in the rear.

Being part of the same property conveyed to Karen Huffine Brown and Gail Huffine Hooper by Co-Executrixes Quitclaim Deed from Karen Huffine Brown and Gail Huffine Hooper as Co-Executrixes as of the Estate of Eva Robb Huffine as recorded 09/05/2019 in Book NA at Page NA as Document 20190905-0089530. Karen Huffine Brown changed her name by court order in February of 2026 to Karen Beth Huffine, Jackson County General Sessions Court, case #2026-CV-14.

Commonly Known As: 3511 Golf St, Nashville, TN 37216-3323

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 29 day of July, 2026

Karen Beth Huffine fka Karen Huffine Brown

Karen Beth Huffine FKA Karen Huffine Brown

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Karen Beth Huffine FKA Karen Huffine Brown,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Ed Hunsberger

Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Witness our hands this the 29 day of July, 2026

Gail Huffine Hooper 07/29/2026 11:20 AM CDT

Gail Huffine Hooper

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gail Huffine Hooper,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 07/29/2026 11:58 AM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/29/26 (date of document).

Affiant Signature

8/7/26
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

