Karen Johnson Davidson County
Batch # 1459438 DEEDWARR
08/13/2026 02:22:41 PM 2 pgs
Fees: $13.00 Taxes: $7,696.00
20260813-0075682

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.: 64579
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathleen Ambrose Kestermann Andrew T. Kestermann 725 Vosswood Dr. Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11508005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,080,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Albert E. Ambrose and spouse, Frances J. Ambrose**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew T. Kestermann and spouse, Kathleen Ambrose Kestermann,** 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. 244 on the Plan of West Meade Farms, Inc., Section H, of record in Book 2133, page 17, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Albert E. Ambrose, Jr., and spouse, Frances J. Ambrose, by Warranty Deed from Glenn N. Wagner and wife, Sally J. Rutherford, dated October 28, 2011 and recorded on November 2, 2011, of record in Inst. No. 20111102-0085306, 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 17, said Register's Office, which Plan shows a 75 foot minimum building setback line from Vosswood Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 725 Vosswood Dr., 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 13th day of August, 2026.

Albert E. Ambrose Jr. **Frances J. Ambrose**

State of Tennessee

County of Davidson

On this 13th day of August, 2026 before me the undersigned authority, personally appeared Albert E. Ambrose Jr. and Frances J. Ambrose, 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.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

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: $2,080,000.00.

Affiant

Sworn and subscribed before me this 13th day of August, 2026.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028