Karen Johnson Davidson County
Batch# 1462345 DEEDWARR
08/20/2026 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260820-0077618

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 day of August, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 11-8-2027

WARRANTY DEED

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

2026-08-4476

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

TABE TITLE AND ESCROW, LLC
3200 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Riley Jenne 5915 Kinsdale Drive Nashville, TN 37211	NEW OWNER	Map/Parcel 172-08-0-006.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Grace Allison, formerly known as, Grace Isabel Vander Weide and Landon Allison, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Riley Jenne, an unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, that 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. 105 on the Plan of Forest Acres Estates, Section One, of record in Plat Book 3700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grace Isabel Vander Weide, unmarried woman and Landon Allison, unmarried man, tenants in common with right of survivorship by Warranty Deed from Brittany Christine Hadley Storm and Daniel Patrick Storm, tenants by the entirety of record in Instrument No. 20230607-0043232 Register's Office for Davidson County, Tennessee, dated June 02, 2023 and recorded on June 07, 2023.

This conveyance is subject to the following: Williamson County and the City of Franklin property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5915 Kinsdale Drive, Nashville, TN 37211.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against 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.

Effective the 17 day August, 2026.

Grace Allison

Landon Allison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of August, 2026, before me personally appeared Grace Allison and Landon Allison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of August, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-17-24.

Date

Affiant Signature

8-17-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

