Karen Johnson
Batch # 1465447
09/01/2026 09:22:58 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260901-0080453

PREPARED BY:
Christie E. White
Keuler, Kelly, Hutchins, Blankenship & Sigler, LLP
100 South 4th Street
Suite 400
Paducah, Kentucky 42001

ONCE RECORDED, RETURN TO:
Christie E. White
Keuler, Kelly, Hutchins, Blankenship & Sigler, LLP
100 South 4th Street
Suite 400
Paducah, Kentucky 42001

WARRANTY DEED

THIS DEED made and entered into this the 19 day of August, 2026, by and between DARRIN RUDOLPH and JENNIFER RUDOLPH of 13405 Brockman Road, Kevil, Kentucky 42053, party of the first part, hereinafter called "Grantors", and DARRIN B. RUDOLPH, TRUSTEE OF THE DARRIN B. RUDOLPH REVOCABLE TRUST DATED AUGUST 6, 2026, of 13405 Brockman Road, Kevil, Kentucky 42053, party of the second part, hereinafter called "Grantee";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of $1.00, cash in hand paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, said party of the first part does hereby grant, bargain, and transfer, and convey unto said party of the second part, its heirs and assigns forever, together with all the improvements, appurtenances and rights thereunto belonging, all their right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Unit No. Q-304, together with the carport designated Q-304-C on the Plan of Amended Section 3 River Plantation Condominium Apartments, of record in Plat Book 4675, Pages 75 to 77, amended in Plat Book 4675, pages 103 thru 105, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, amended in Book 5785, page 180 and in Book 5840, page 663, , said Register's Office.
>
> Being the same property conveyed to Darrin Rudolph and Jennifer Rudolph, husband and wife, by deed from Jane S. Knight, of record in Instrument No. 20250225-0013836, Register's Office for Davidson County, Tennessee, dated February 24, 2025, and recorded on February 25, 2025.
> Tax Parcel ID Number: 142-05-0B-091.00 CO

This improved property known as 8300 Sawyer Brown Rd, Apt Q304, Nashville, TN 37221.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantors hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever

WITNESS the signature of the Grantors the day and year first above written.

DARRIN RUDOLPH, Grantor

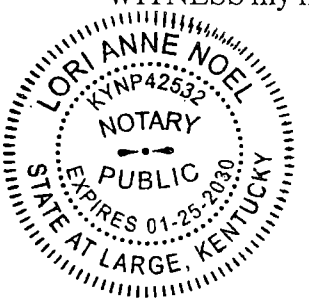
JENNIFER RUDOLPH, Grantor

STATE OF KENTUCKY)

COUNTY OF MCCRACKEN)

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Darrin Rudolph, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of August, 2026.



NOTARY PUBLIC, STATE AT LARGE

My Commission Expires 1/25/30.

STATE OF KENTUCKY)

COUNTY OF MCCRACKEN)

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jennifer Rudolph, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of August, 2026.

OFFICIAL SEAL
Bailey Reese Amyx
Notary Public ID No. KYNP116631
State at Large, Kentucky
My Commission Expires June 8, 2030

NOTARY PUBLIC, STATE AT LARGE

My Commission Expires 06/08/2030.

Property Owner & Address: Darrin B. Rudolph, Trustee
Mail Tax Bills To: 13405 Brockman Road
Kevil, Kentucky 42053

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration paid for the transfer is $1.00.

Trustee

DARRIN RUDOLPH, TRUSTEE OF THE DARRIN B. RUDOLPH REVOCABLE TRUST DATED AUGUST 6, 2026, Affiant

STATE OF KENTUCKY)

COUNTY OF MCCRACKEN)

Subscribed and sworn before me this 20 day of August, 2026.

LORI ANNE NOEL
KYNP42532
NOTARY PUBLIC
EXPIRES 01-25-2030
STATE AT LARGE, KENTUCKY

NOTARY PUBLIC, STATE AT LARGE

My Commission Expires 1/25/30.

THIS INSTRUMENT WAS PREPARED BY THE UNDERSIGNED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND BASED UPON INFORMATION SUPPLIED BY THE GRANTOR. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

CHRISTIE E. WHITE
KEULER, KELLY, HUTCHINS,
BLANKENSHIP & SIGLER, LLP
100 SOUTH 4TH STREET
SUITE 400
PADUCAH, KY 42001

4909-3292-0261