Karen Johnson Davidson County
Batch# 1467487 DEEDWARR
09/02/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20260902-0081405

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-42076-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of AUGUST, 2026. NOTARY PUBLIC My commission expires:

Kayla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT PREPARED BY: Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Nicolas Nguyen 2820 Hydes Ferry Rd Nashville, TN 37218	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 080-08-0-440

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY TWO THOUSAND AND 00/100 Dollars ($342,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSHUA SCOTT KELLOUGH, AN UNMARRIED MAN AND JORDYN LYSHA PORTER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NICOLAS NGUYEN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of River Meadows -Section 2 of record in Plat Book 11700, Page 21, 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 Joshua Scott Kellough, an unmarried man, and Jordyn Lysha Porter, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Quintinia Bell, an unmarried man and Jasmine Robsinson fka Jasmine Bell, an unmarried woman, dated March 21,2025, and recorded March 23,2025 , in Instrument NO. 20250325-0022135, said Register's Office.

Being the same property conveyed to Quintinia Bell and Jasmine Bell, husband and wife by Warranty Deed from Kimberly A. Cunningham NKA Kimberly A. Smith, a married woman of record in Instrument No. 20140904-0081049 Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on September 04, 2014. Quintinia Bell and Jasmine Bell having since divorced, pursuant to Final Decree of Divorce, Docket No: 2 ID-1364 in the Third Circuit Court of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2820 Hydes Ferry Road, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of August, 2026

GRANTOR(S)

Joshua Scott Kellough

Jordyn Lysha Porter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Joshua Scott Kellough and Jordyn Lysha Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of AUGUST, 2026.

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

Jason C. Nguyen

Printed Notary Name

My commission expires: 5/14/29

Tennessee Certification of Electronic Document

I, [illegible], 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on [illegible] date of document).

[illegible]

Affiant Signature

[illegible]

Date

State of FLORIDA

County of Palm Beach

Sworn to and subscribed before me this [illegible] day of [illegible], [illegible]

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028

[illegible]

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL