Davidson County
DEEDWARR
3 pgs
Karen Johnson
Batch # 1468825
09/04/2026 11:54:01 AM
Fees: $18.00 Taxes: $1.85
20260904-0082487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500.

C. Kiersten Rood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF AUGUST, 2026

MY COMMISSION EXPIRES: 10.17.27
(AFFIX SEAL)

KRIS HAMACHER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/17/2027
MONTGOMERY COUNTY

Prepared by and return after recording to:
NOTESTINE LAW FIRM
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER & SEND TAX BILLS:
HMD Title Partners, LLC
2206 21st Ave S.
Nashville, TN 37212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kiersten Lenee Rood**, a single person, of Calhoun County, MI (hereinafter "Grantor"), does hereby CONVEY AND WARRANT to **HMD TITLE PARTNERS LLC**, a Tennessee Limited Liability Company, whose address is 2206 21st Ave S Nashville, TN 37212 (hereinafter "Grantee"), the following described real property situated in **DAVIDSON** County, Tennessee, to wit:

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being the easterly half of lot No. 13 on the Plan of George Burrus' Subdivision of lot No. 81 of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee. Said part of lot No. 13 fronts 50 feet 1 inch on the northerly side of Curdwood, formerly Maplewood, Boulevard, and runs back between lines 241.5 feet on the easterly line and 244.37 feet, more or less, on the westerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Donald Howard Hoover and wife, Nola Myrtle Hoover by deed of record in Deed Book 4190, Page 141, Register's Office for Davidson County, Tennessee. See Affidavit of Heirship for Nola Myrtle Hoover of record in Instrument No. 20220112-0004096, said Register's Office. See Affidavit of Heirship for Mary Agnes Fountain of record in Instrument No. 20260901-0080607 & 20260901-0080608, said Register's Office.

Tax Map/Parcel ID: 061110169.00

COMMONLY KNOWN AS: 1007 Curdwood Blvd, Nashville, TN 37216

This conveyance is made subject to: (1) all easements, rights-of-way, and restrictions of record; (2) all applicable zoning and land use regulations; and (3) all real property taxes and assessments for the current year and subsequent years.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances thereunto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, their heirs and assigns forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized and possessed of said property in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the title to said property is free and clear of all encumbrances except as noted herein; and that Grantor will WARRANT AND DEFEND the title to said property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed as of the 7th day of August, 2026.

GRANTOR:

Kiersten Rood

Kiersten Lenee Rood

SWORN TO AND SUBSCRIBED before me this 7th day of August, 2026.

Zakary Aleo-Mikolajczyk

Notary Public

My Commission Expires: 07/24/2031

Notary Seal:

ZAKARY ALEO MIKOLAJCZYK
Notary Public - State of Michigan
County of Calhoun
My Commission Expires Jul 24, 2031
Acting in the County of Calhoun

STATE OF Michigan §

COUNTY OF Calhoun §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kiersten Rood with whom I am personally

acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he/she executed the within instrument.

Witness my hand and official seal in Battle Creek, Michigan, this 7th day of August, 2026.
City and State

ZAKARY ALEO MIKOLAJCZYK
Notary Public - State of Michigan
County of Calhoun
My Commission Expires Jul 24, 2031
Acting in the County of Calhoun

Zakary Aleo Mikolajczyk
Notary Public

My commission expires: 07/24/2031