Karen Johnson Davidson County
Batch# 1468862 DEEDWARR
09/04/2026 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20260904-0082532

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 2 Day of Sept, 26.

Notary Public

My Commission expires 12/26/29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
David Kitchin
3381 Woodsview
Clyde, MI 48049

SEND TAX BILLS TO:
David Kitchin
3381 Woodsview
Clyde, MI 48049

MAP AND PARCEL NUMBER: Tax ID #: 084040A32500CO

WARRANTY DEED
26NT01679

Effective the 31 Day of August, 2026 and for and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carolyn W. Medlin, An Unmarried Woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Davit Kitchin and Lou Ann Kitchin, husband and wife

Hereinafter called the GRANTEES, their 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 Unit No. 325, together with the appurtenant interest in the common elements of Autumn Chase Condominiums, a horizontal property regime established by Master Deed, of record in Book 7718, Page 418, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, and being located on the Plan of Autumn Chase Condominiums of record in Plat Book 6900, Page 609, said Register's Office.

Being the same property conveyed to CAROLYN W. MEDLIN, AN UNMARRIED WOMAN from ALFRED G. CORN, UNMARRIED AND DAVID G. CORN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by Warranty Deed dated 11/14/2014 and recorded 11/26/2014 in Instrument No. 20141126-0109119, Register's Office of said County.

This is an improved property commonly known as: 325 Autumn Chase Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters set forth herein. We do further covenant and bind ourselves, our heirs , successors, and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. When necessary, the singular number shall include the plural, the plural the singular, and the use for any gender shall be applicable to all genders.

Witness our hands this the 31st day of Aug, 2026

Carolyn V. Medlin
by: Amanda Lee Motsenbocker, Attorney-in-Fact

Carolyn M. Medlin by, Amanda Lee Medlin Motsenbocker, Attorney-in-Fact

STATE OF TN
COUNTY OF Davidson

State of Tennessee)
County of Davidson)

On this 31st day of Aug, 2026, before me personally appeared, Amanda Lee Medlin Motsenbocker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carolyn M. Medlin, and who acknowledged that she executed the same as the free act and deed of Carolyn M. Medlin

CAROL B CHRISTIAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

Notary Public - State of TN
My Commission 12/27/2027

Tennessee Certification of Electronic Document

I, Justin Foster 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 8/31/26 (date of document).

Affiant Signature

9-2-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd of September, 26

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

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