# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470748 DEEDWARR
09/10/2026 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260910-0083888

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kayla Denae Payne | Old National Bank | 086-04-0B-057.00 |
| (NAME) 4928 Tulip Grove Lane | (NAME) PO Box 918 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Evansville, IN 47706 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Lisa Castro, Individually and as Executrix of the Estate of Ann Keller, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kayla Denae Payne, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County State of Tennessee, Being Lot No. 108, on the plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Eugene Keller and wife, Ann Elvera Keller by Warranty Deed from Batson Frank Homes, Inc, dated 05/23/1996, of record in Book 10064, Page 698, Register's Office for Davidson County, Tennessee.

The said Ronald Eugene Keller died on 10/08/2022, leaving the said Ann Elvera Keller the sole surviving tenant by the entirety.

The said Ann Elvera Keller died intestate on 07/04/2026, leaving the said Determined heirs at law of the estate of Ann Elvera Keller, deceased, as her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4928 Tulip Grove Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2999419
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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 4th Day of September 2026

Estate of Ann Keller

Lisa Castro as Executrix of the Estate of Ann Keller
Lisa Castro, as Executrix of the Estate of Ann Keller

Lisa Castro, Individually

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Castro, Individually and as Executrix of the Estate of Ann Keller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this . 4th day of September, 2026.

Notary Public:
My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 September 4, 2026.

Lissa Groom
Affiant
Date: September 4, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4th day of September, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 September 8, 2026.

Lissa Groom
Affiant
Date: 9/8/2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8th day of September, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON