WARRANTY DEED

Karen Johnson Davidson County
Batch# 1475276 DEEDWARR
09/21/2026 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20260921-0087235

File #26-DW-0828-O

(SEAL) LORI KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 10-4-27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katelyn Ashton	New Owner	
(NAME)	(NAME)	**102 08 0 028.00**
828 Russleo Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged,

KATHLEEN ANN DAVIDSON, TRUSTEE OF KATHLEEN A. DAVIDSON TRUST DATED MAY 23, 2012,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KATELYN ASHTON, MARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of HORTON HEIGHTS, SECTION 4, of record in Plat Book 1835, Page 129, 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 Kathleen Ann Davidson, Trustee of the Kathleen A. Davidson Trust dated May 23, 2012, by Quitclaim deed from Kathleen Davidson, single person, of record in Instrument No. 20241231-0101585, in the Register's Office of Davidson County, Tennessee, dated December 31, 2024 and recorded on December 31, 2024.

Being the same property conveyed to Kathleen Davidson, a single person, by Warranty deed from Eric W. Moore, married, of record in Instrument No. 20200826-0096720, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020 and recorded on August 26, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, SECTION IV, as recorded in Plat Book 1835, Page(s) 129.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2087, Page 566 and as amended in Book 2093, Page 49.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **828 Russleo Drive, Nashville, TN 37209**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 17 day of September, 2026.

Kathleen A. Davidson Trust dated May 23, 2012

By: Kathleen A. Davidson
Kathleen Ann Davidson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of September, 2026, before me personally appeared Kathleen Ann Davidson, Trustee of Kathleen A. Davidson Trust dated May 23, 2012, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of September, 2026.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Luke Kellum, 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 9/17/26 (date of document).

Affiant Signature

9/18/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of September, 2026.

Janice H. Collins
Notary's Signature

MY COMMISSION EXPIRES: 5-8-29

NOTARY'S SEAL

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE