Karen Johnson Davidson County
Batch# 1477118 DEEDWARR
09/24/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20260924-0088589

Name and Address of New Owner:
Katelyn Suzanne Smallwood
5299 Indiana Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-11-1G-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen Douglas Keller, Jr and Hannah Sophia Epps, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katelyn Suzanne Smallwood, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5299 of Homes at 5299 & 5301 Indiana Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5299 & 5301 Indiana Avenue, a Horizontal property Regime with Private Elements, of record as Instrument No. 20200901-0099232, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5299 & 5301 Indiana Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200901-0099232, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Stephen Douglas Keller, Jr and Hannah Sophia Epps, husband and wife, by Warranty Deed dated April 30, 2021 from KAG, LLC, a Tennessee Limited Liability Company, recorded May 3, 2021 in Instrument No. 20210503-0058906 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of September, 2026.

_____(SEAL)
Stephen Douglas Keller, Jr

_____(SEAL)
Sophie Epps Keller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2026, before me personally appeared Stephen Douglas Keller, Jr and Sophie Epps Keller, 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 11th day of September, 2026.

Notary Signature
My commission expires: 5/12/30

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $885,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 11th day of September, 2026.

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 5/12/30
File No. 2026-9198-RS

Tennessee Certification of Electronic Document

I, Regina Sills, 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 09/11/2026 (date of document).

Affiant Signature

09/23/2026
Date

State of Tennessee
County of Davidson

Sworn and subscribed before me this 23rd day of September, 2026.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 5.12.2030