BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1480412
10/02/2026 02:14:02 PM
Fees: $18.00 Taxes: $2,201.50

Davidson County
DEEDWARR
3 pgs

20261002-0091155

39-B
File #26-1274

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Joseph Keller, unmarried and Heather Nicole Keller, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Siobahn Kelly and Mark Haumann, wife and husband**, hereinafter called the **Grantee**, Grantee's 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 Lot No. 86 on the Final Plat of Travis Trace Subdivision, Phase 4 of record at Instrument No. 20190710-0067020, 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 Robert Joseph Keller and Heather Nicole Keller, husband and wife by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 20200715-0077488 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 15, 2020. Robert Joseph Keller and Heather Nicole Keller are now divorced by Final Decree of Divorce of record in Docket No. 26D463 in the Circuit Court for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1608 Alayna Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Mark Haumann
Siobahn Kelly
1608 Alayna Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
Guaranteed Rate, Inc.
3940 N. Ravenswood Avenue
Chicago, IL 60613

TAX MAP-PARCEL #:
126-14-0A-086.00

WITNESS THE EXECUTION HEREOF this ~~1st~~ 30th day of ~~October~~ September, 2026.

Heather Nicole Keller

Heather Nicole Keller

State of Ohio)
County of Warren **)**

On this ~~1st day of October, 2026~~ Sept. 30, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Heather Nicole Keller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Sept. 27, 2030

NOTARIAL SEAL
STATE OF OHIO

GARY HILL
Notary Public - State of Ohio
Commission Expires Sep 27, 2030

WITNESS THE EXECUTION HEREOF this 1st day of October, 2026.

Robert Joseph Keller

State of Tennessee)
County of Davidson)

On this 1st day of October, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Joseph Keller, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 595,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of October, 2026.

Notary Public

My Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON