Karen Johnson Davidson County
Batch# 1480884 DEEDWARR
10/06/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,101.60
20261006-0091851

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SIXTY EIGHT THOUSAND AND 00/100 (568,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JOHN KAISER (NAME)	**NEW OWNER** (NAME)	**142 03 0 031.00**
516 WAGON COURT NASHVILLE, TN 37221 (ADDRESS)	**140 Jocelyn Hills Dr. Nashville, TN 37205** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of September, 2026, the undersigned, **NATHANIEL KELLEY PARDEE AND TESS MARIE PARDEE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JOHN KAISER,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **516 WAGON COURT, NASHVILLE, TN 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of WALNUT HILL MANOR, SECTION 1 of record in Plat Book 4460, Page 108 and Instrument No. 20051104-0134156 (to amend Reserve Tract), Register's Office for said County. Said Lot No. 369 fronts 56.74 feet on the Northerly margin of Wagon Court and extends back 161.2 feet on the Westerly line and 186.0 feet on the Easterly line to a broken line in the rear, measuring 263.3 feet thereon.

Being the same property conveyed to Nathaniel Kelley Pardee, an unmarried man and Tess Marie McCarthy, an unmarried woman, by Warranty Deed from Carley Westfall and Brandon Westfall, wife and husband, of record in Instrument No. 20210928-0130320, in the Register's Office of Davidson County, Tennessee, dated September 22, 2021 and recorded on September 28, 2021.

Note: Tess Marie McCarthy married Nathaniel Kelley Pardee and legally changed her name to Tess Marie Pardee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of September, 2026.

GRANTOR: NATHANIEL KELLEY PARDEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **NATHANIEL KELLEY PARDEE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of September, 2026.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR: TESS MARIE PARDEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **TESS MARIE PARDEE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of September, 2026.

Notary Public My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 9/29/26.

Date

Affiant Signature

9/29/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of September, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2029