Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1252

Karen Johnson Davidson County
Batch# 459627 **DEEDWARR**
08/19/2020 09:51:22 AM 2 pgs
Fees: $13.00 Taxes: $651.20

20200819-0093216

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of August, 2020

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Commission Expires: 1/17/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mekong Development LLC 1134 Beechs Tavern Trail Franklin, TN 37069	NEW OWNER	069-04-0-102-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sharon Kelley and husband Wyonnie Kelley, Jr

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mekong Development, LLC a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 8 on an unrecorded survey by C. J. Carnet part of Lots 14, 15, 16, and 17 of Block "EE" on the Revised Map of Fairview Subdivision of record in Book 1130, Page 54, Register's Office for said County.

Said Lot No. 8 fronts 71.7 feet on the northeasterly margin of West Hamilton Road, and runs back between lines measuring 172 feet on the northwesterly line and 178 on the southeasterly line, to a line in the rear on which it measures 71.7 feet.

Being the same property conveyed to Dorothy Mae Kelly White and Donald E. White, wife by Warranty deed from Maude A. Booker, a single person of record in Instrument No. 20020107-002022 Register's Office for Davidson County, Tennessee, dated December 13, 2001 and recorded on January 07, 2002. The said Donald E. White died on 9/15/2019 leaving Dorothy Mae Kelly White as surviving tenant by its entirety.

Also being the same property conveyed to Sharon Kelly and husband, Wyonnie Kelly, Jr. by Quitclaim deed from Dorothy Mae Kelly White, a single female of record in Instrument No. 20200204- 0012913 Register's Office for Davidson County, Tennessee, dated February 03, 2020 and recorded on February 04, 2020. Sharon Kelly is also known as Sharon Kelley and Wyonnie Kelly Jr., is also known as Wyonnie Kelley, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3724 West Hamilton Road, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of August, 2020.

Wyonnie Kelley, Jr.

Sharon Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wyonnie Kelley, Jr. and Sharon Kelley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of August, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

(Notary Seal)

Notary Public
My Commission Expires: 7/29/2024

WARRANTY DEED