This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203501

~~After Recording Return To The Above:~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$315,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of August, 2020.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 460311 **DEEDWARR**
08/19/2020 02:25:19 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200819-0093601

BRIANA GAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

THIS INDENTURE, made this 17th day of August, 2020, among:

QUENTIN ZACHARY KELM AND VELVET R KELM, TRUSTEES OF THE QUENTIN ZACHARY KELM AND VELVET ROUSSEAU KELM AB LIVING TRUST DATED JANUARY 6, 2009

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JEREMY JAY JOINER, UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, Being Unit 227, Werthan Lofts IV Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, Amended in Instrument No. 20071220-0146056 and Instrument No. 20080118-0006036, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit

Being the same property conveyed to Zachary Q. Kelm and wife, Velvet R. Kelm by Warranty deed from Werthan IV, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080610-0059631 Register's Office for Davidson County, Tennessee, dated June 03, 2008 and recorded on June 10, 2008.

Being the same property conveyed to Quentin Zachary Kelm and Velvet R. Kelm, Trustees of the Quentin Zachary Kelm and Velvet Rousseau Kelm AB Living Trust dated January 06, 2009 by Quitclaim deed from Zachary Q. Kelm and wife Velvet R. Kelm of record in Instrument No. 20181107-0110355 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on November 07, 2018. Being also known as 1350 Rosa Parks Blvd 227 Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-C20-1350-227

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Quentin Zachary Kelm and Velvet R Kelm,
Trustees of the Quentin Zachary Kelm and
Velvet Rousseau Kelm AB Living Trust
Dated January 6, 2009

BY: _____
Quentin Zachary Kelm, Trustee

BY: _____
Velvet R Kelm, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Quentin Zachary Kelm and Velvet R Kelm**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such persons are the Trustees of the Quentin Zachary Kelm and Velvet Rousseau Kelm AB Living Trust Dated January 6, 2009 .

Witness my hand and official seal this 17th day of August, 2020.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Jeremy Joiner
Address: 1350 Rosa Parks Blvd Unit 227
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 081-12-0B-465.00-CO