THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 201030960** Karen Johnson Davidson County Batch# 515868 **DEEDWARR** 11/13/2020 10:48:26 AM 2 pgs Fees: $13.00 Taxes: $1,717.30 20201113-0134092	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $464,136.00. Affiant Subscribed and sworn to before me, this 10th day of November, 2020. Notary Public My Commission Expires: TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2024

WARRANTY DEED

Address New Owner: Connor Lee Kelly and Sarah A Kelly 1304 Forrest Oaks Court North Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-08 -0C-131.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey E. Wiseman and wife, Krista M. Wiseman** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Connor Lee Kelly and Sarah A Kelly, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Poplar Creek Estates, Phase II of record in Plat Book 6900, Page (s) 339 through 347 inclusive, as amended in Book 7900, Page 888-889 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 Jeffrey E. Wiseman and wife, Krista M. Wiseman by Warranty deed from Hamid Doust and Azadeh Jafari of record in Instrument No. 20011214-0138535 Register's Office for Davidson County, Tennessee, dated December 13, 2001 and recorded on December 14, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 339 through 347, inclusive and amended in Book 7900, Page(s) 888 and 889, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7964, Page 33, Book 6474, Page 346, Book 6474, Page 350, Book 6474, Page 354, Book 6486, Page 587, Book 6486, Page 588, Book 6486, Page 589, Book 5349, Page 921, Book 6662, Page 433, Book 7270, Page 648 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United

States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Poplar Creek Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
Dedication of Common area to Poplar Creek Homeowners Association of record in Instrument No. 20000124-0007575, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 7099, Page 299, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1304 Forrest Oaks Court North Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10th day of November, 2020.

Jeffrey E. Wiseman

Krista M. Wiseman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey E. Wiseman and Krista M. Wiseman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022