Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-9796-TC

Karen Johnson Davidson County
Batch# 524634 **DEEDWARR**
12/04/2020 10:09:08 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20201204-0141039

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Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2020.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelsie N. Cochran 8405 Gullett Drive Nashville, TN 37076	New Owner	075-06-0-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicole M. Kelley and Morgan L. Kelley, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kelsie N. Cochran and James R. Hunter, III, wife and husband**, hereinafter called the Grantee(s), his/her/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. 240, Hermitage Estates, of record in Book 3300, pages 70 and 71, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 240 fronts 70 feet on the northerly side of Gullett Drive and runs back 178.9 feet on the westerly line and 152 feet on the easterly line to a broken line, measuring 133.55 feet thereon.

Being the same property conveyed to Nicole M. Kelley and Morgan L. Kelley, wife and husband by Warranty Deed from June Williams, Mary Vining, Donna Stanton, Jack Huggins, Valerie Graves, Jerry Woodard and Tracie Vickers, Devisees of the Estate of Mary Juanita Huggins, dated December 11, 2015, recorded on December 14, 2015, of record in Instrument No. 20151214-0125516, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **8405 Gullett Drive, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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

to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument on this 3rd day of December, 2020.

GRANTOR(S):

Nicole M. Kelley

Morgan L. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicole M. Kelley and Morgan L. Kelley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of December, 2020.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24