

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,900.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2020.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 542745 **DEEDWARR**
12/28/2020 11:15:44 AM 2 pgs
Fees: $13.00 Taxes: $928.33

20201228-0153512

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Juan Ortiz and Elizabeth Velazquez	**Tower Community Bank**	**148-08-0-109.00**
4537 Xavier Drive	**7271 Nolensville Rd.**	
Antioch, TN 37013	**Nolensville, TN 37135**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kenneth R. Kelley and wife, Sue Ellen Kelley

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Juan Ortiz and Elizabeth Velazquez, husband and wife as tenants in common with rights of surviorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 85 on the Plan of Oakwood Terrace, Section Two, as of record in Book 4460, Pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more completed description.

Being the same property conveyed to Kenneth R. Kelley and wife, Sue Ellen Kelley by Warranty deed from Robert M. Bishop and wife, Wanda J. Bishop of record in Book 5373, page 647, Register's Office for Davidson County, Tennessee, dated December 07, 1978 and recorded on December 11, 1978.

Being also known as 4537 Xavier Drive Antioch, Tennessee 37013.

This is improved property known as **4537 Xavier Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 the Grantor has hereunto executed this instrument on this the 23rd day of December, 2020.

Kenneth R. Kelley

Sue Ellen Kelley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kenneth R. Kelley and Sue Ellen Kelley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of December, 2020.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 20-000550-529