Karen Johnson Davidson County
Batch# 542932 DEEDWARR
12/28/2020 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20201228-0153775

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201131814

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2020.

Notary Public
My Commission Expires: Sept. 21, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob Dust and Zoe Dust 6933 Somerset Farms Circle Nashville TN 37221	Legacy Home Loans, LLC 4004 Hillsboro Pike, Ste. 210B Nashville, TN 37215	Tax Parcel ID No. 141-07-0B-043.00-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, **Connor L. Kelly and Sarah A. Kelly, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jacob Dust and Zoe Dust, 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. 208 on the Plan of First Revision of Somerset Farms, Section Three, a Planned Unit Development of record in Plat Book 7900, Page 741, 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 Connor L. Kelly and Sarah A. Kelly, husband and wife by Warranty deed from Paul Calhoun, married and Carolyn Calhoun Honea, married of record in Instrument No. 20150417-0034465 Register's Office for Davidson County, Tennessee, dated April 14, 2015 and recorded on April 17, 2015.

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 7900, Page 721 and revised in Plat Book 7900, Page 741, 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 8556, Page 11, supplemented and amended in Book 9383, Page 526 and re-recorded in Book 9662, Page 869, 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.

By-Laws of record in Book 8556, Page 25, Register's Office for Davidson, County, Tennessee.
Easement for signage purposes of record in Instrument Number 20070711-0082561, Register's Office for Davidson County, Tennessee.
Easement retained in the Deed of record in Book 7349, Page 564, Register's Office for Davidson County, Tennessee.
Articles of Incorporation of record in book 7382, Page 11 and supplemented and amended in Book 7820, page 608 and Book 8235, page 521 and Book 8584, page 20, Register's Office for Davidson County, Tennessee.

This is improved property located at 6933 Somerset Farms Circle 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 22nd day of December, 2020.

Connor L. Kelly

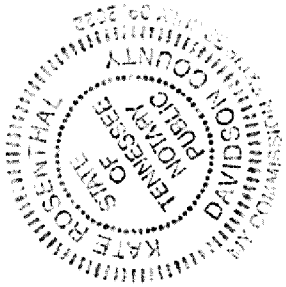
Sarah A. Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connor L. Kelly and Sarah A. Kelly, 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 22nd day of December, 2020.

Notary Public
My Commission Expires: July 09, 2022



Certificate of Authenticity

I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa K R Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lynda Marvel, a notary public for this county and state, LISA K R Wagner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynda Marvel

Notary's Signature

My Commission Expires: 8-22-22

Notary's Seal (If on paper)

