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

Karen Johnson Davidson County
Batch# 610009 DEEDWARR
04/08/2021 10:16:31 AM 2 pgs
Fees: $13.00 Taxes: $1,152.55

20210408-0046738

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $311,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of April, 2021.

Notary Public

My commission expires:

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

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Wendy E. Eriksen Thurst **Philip F. Thurst**	**New Owner**	**136-11-0-001.00**
3644 Anderson Road		
Nashville, TN 37217		

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,

Robert Kelly and Kimberly Kelly, husband and wife

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

Wendy E. Eriksen Thurst and Philip F. Thurst, wife and husband

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One Revised, Priest Lake Park of record in Plat Book 3842, Page 243, 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 Robert Kelly, a married person by QuitClaim deed from Saida Guisela Soto Soto, a married person of record in Instrument No. 20210127-0012144 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 27, 2021, as Corrected by Amended QuitClaim Deed Recorded on February 26, 2021 in Instrument No. 20210226-0024523. Kimberly Kelly, spouse of the said Robert Kelly, joins in the conveyance to convey any interest she may have in the subject property, particularly any martial interest.

This is improved property known as **3644 Anderson Road, Nashville, TN 37217.**

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 7th day of April, 2021.

Robert Kelly

Robert Kelly

Kimberly Kelly

Kimberly Kelly

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, Robert Kelly and Kimberly Kelly, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he 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 7th day of April, 2021.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000082-529