Karen Johnson Davidson County
Batch# 617108 DEEDWARR
04/16/2021 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20210416-0051307

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61704
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen R. Lindemann Amanda H. Lindemann 8021 Meadow View Drive Nashville, TN 37221	New owner

TAX MAP PARCEL NUMBERS: 15609003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$625,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Kelly Ross and Matthew Edward Kelly, as Co-Executors under the Last Will and Testament of Dan H. Kelly,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen X Lindemann and Amanda H. Lindemann, a married couple,** hereinafter called the **Grantee**, Grantee's 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. 18 on the Plan of Templegate, Section 3, of record in Book 8250, page 868, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Dan H. Kelly and wife, Virginia L. Kelly, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, dated May 31, 2001 and recorded on June 1, 2001, of record in Inst. No. 20010601-0057040, Register's Office for Davison County, Tennessee. The said Dan H Kelly and wife, Virginia L. Kelly have since died with Virginia L. Kelly predeceasing Dan H. Kelly. The Last Will and Testament of Dan H. Kelly of record in Docket No. 21P433 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division appointed Katherine Kelly Ross and Matthew Edward Kelly as Co-Executors with full power to sell subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 8250, page 868, said Register's Office; Restrictions of record in book 6766, page 754, said Register's Office.

This is improved property, known as 8021 Meadow View Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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

WITNESS THE EXECUTION HEREOF on the dates set forth in each notary acknowledgment below.

The Estate of Dan H. Kelly
By: _____
Katherine Kelly Ross, Co-Executor

_____
Matthew Edward Kelly, Co-Executor

ALICE HARLOW
NOTARY PUBLIC
REG. #284044
MY COMMISSION EXPIRES
July 31, 2022
COMMONWEALTH OF VIRGINIA

State of Virginia

County of Rockbridge

On this 2 day of April, 2021 before me the undersigned authority, personally appeared **Katherine Kelly Ross**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Alice Harlow
Notary

My Commission Expires: 7/31/22

State of _____

County of _____

On this ____ day of _____, 2021 before me the undersigned authority, personally appeared **Matthew Edward Kelly**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

_____
Affiant

Sworn and subscribed before me this 6 day of April, 2021

_____
Notary

My Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

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

WITNESS THE EXECUTION HEREOF on the dates set forth in each notary acknowledgment below.

The Estate of Dan H. Kelly
By:

_____
Katherine Kelly Ross, Co-Executor

_____
Matthew Edward Kelly, Co-Executor

State of _____

County of _____

On this ____ day of _____, 2021 before me the undersigned authority, personally appeared **Katherine Kelly Ross**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of California

County of Nevada

On this 2nd day of April, 2021 before me the undersigned authority, personally appeared **Matthew Edward Kelly**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Diana Judith Vazquez
Notary

My Commission Expires: 06/29/2023

DIANA JUDITH VAZQUEZ
COMM...2295530
NOTARY PUBLIC-CALIFORNIA
NEVADA COUNTY
My Term Exp. June 29, 2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

See Previous Page

_____
Affiant

Sworn and subscribed before me this _____ day of _____, 2021

_____
Notary

My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021