WARRANTY DEED

Karen Johnson Davidson County
Batch# 643264 DEEDWARR
05/24/2021 02:50:16 PM 2 pgs
Fees: $13.00 Taxes: $1,616.90

20210524-0070205

B-SB-KW-21-701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Wade Kelley and Haleigh Greening	**Churchill Mortgage Corporation**	
(NAME) **701 Brent Glen Pl**	(NAME) **1749 Mallory Lane, Suite 100**	**161-05-0B-009.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATRINA SHIRLEY SMITH AND CHARLES MATTHEW SMITH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT WADE KELLEY AND HALEIGH GREENING, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Section Revision, Brentwood Glen of record in Plat Book 8250, Page 420, 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 Katrina Michelle Shirley, unmarried by Warranty deed from Kristyn Ratliff now known as Kristyn Michele Morrison, a married woman of record in Instrument No. 20180502-0041875 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018. Katrina Michelle Shirley having since married and is now known as Katrina Shirley Smith. Charles Matthew Smith joins in this instrument for the purpose of conveying any and all marital interest he may have in and to said property.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 420, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7669, Page 207, Book 7798, Page 996, Book 8092, page 322, Book 8176, page 227 and Book 8255, Page 887, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 8176, Page 246, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8614, Page 822 and 894, in the Register's Office for Davidson County, Tennessee.
- Construction Easement of record in Book 6255, Page 875 and Book 7756, Page 712, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 7382, Page 773, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 295, Page 518, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2270, Page 140 and Book 1163, Page 154, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **701 Brent Glen Pl, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 20th DAY OF MAY, 2021.

Katrina Shirley Smith

Katrina Shirley Smith

Charles Matthew Smith

Charles Matthew Smith

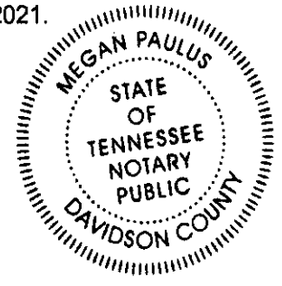
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATRINA SHIRLEY SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



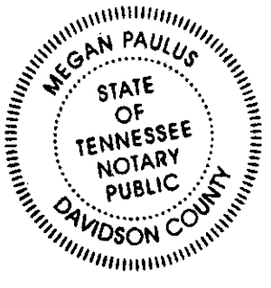
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES MATTHEW SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of May, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212