This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12036-LV

Karen Johnson Davidson County
Batch# 643458 DEEDWARR
05/25/2021 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210525-0070493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-10-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard G. Kelbon, Marcia S. Kelbon, and AnneMarie Kelbon 1917 Lebanon Pike Nashville, TN 37210	Address of New Owner	095 09 0 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sandra Jo Vandergriff, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richard G. Kelbon, Marcia S. Kelbon, and AnneMarie Kelbon, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a point located in the southeasterly Right-of-Way line of Lebanon Pike (U.S. Hwy. 70), said point being the northwesterly corner of property conveyed to Tennestate Enterprises, Inc. by deed as evidenced in Instr. #20050927_0115918, R.O.D.C., and being the northeasterly corner of the herein described tract, Thence, leaving said Right-of-Way line with the westerly line of the Tennestate Enterprises, Inc. property S 25deg 55min 20sec E, 244.50 feet to an existing concrete monument, Thence, leaving said westerly line with the northerly line of property conveyed to Steven Ott and wife Christi R. Ott by deed as evidenced in Instr. #20150108_0002165, R.O.D.C., S 41deg 00min 45sec W, 70.60 feet to an iron rod (new w/RLS 1638 cap), Thence, leaving said northerly line with the easterly line of property conveyed to L & Y Holdings, LLC by deed as evidenced in Instr. #20210112_0005117, R.O.D.C., N 28deg 29min 20sec W, 257.00 feet to a Mag nail (new w/RLS 1638 ID washer.)

Being the same property conveyed to Sandra Jo Vandergriff, by Quitclaim Deed from John Robert Vandergriff and Janet Vandergriff Dunn, of record in Instrument No. 20060214-0017958, in the Register's Office of Davidson County, Tennessee, dated February 05, 2006 and recorded on February 14, 2006.

Being the same property conveyed to John Robert Vandergriff, Janet Vandergriff Dunn, and Sandra Jo Vandergriff, by Quitclaim Deed from John Robert Vandergriff, of record in Instrument No. 20030414-0049293, in the Register's Office of Davidson County, Tennessee, dated April 01, 2003 and recorded on April 14, 2003.

Being the same property conveyed to John Robert Vandergriff, by Deed from Susie Bogle Vandergriff (One-Half Interest), of record in Instrument No. 20030414-0049292, in the Register's Office of Davidson County, Tennessee, dated April 01, 2003 and recorded on April 14, 2003.

Being the same property conveyed to John Robert Vandergriff and Gaston Lee Vandergriff, by Quitclaim Deed from Macon Mai Vandergriff, also known as Macon D. Vandergriff, an unmarried woman of record in Book 9647, Page 192, in the Register's Office of Davidson County, Tennessee, dated April 06, 1995, and recorded on April 17, 1995. The said Gaston Lee Vandergriff deceased, Last Will and Testament of Gaston Vandergriff, recorded in Instrument No.. 20030414-0049291, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Walter Vandergriff and wife, Macon D. Vandergriff, by Installment Deed from Pearl Hale Cook, of record in Book 3250, Page 437, in the Register's Office of Davidson County, Tennessee, dated June 30, 1961, and recorded on July 03, 1961.

This is ☒ improved or ☐ unimproved property located at: **1917 Lebanon Pike, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 24th day of May, 2021.

GRANTOR:

Sandra Jo Vandergriff

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson JM

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sandra Jo Vandergriff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202105250070493

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

