Karen Johnson Davidson County
Batch# 669840 DEEDWARR
07/01/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210701-0089567

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36368-05-2021** **Record & Return To:** **Watauga Title of Rutherford Co., LLC** **230 Glenis Dr., Suite 304** **Murfreesboro, TN 37129**	STATE OF TENNESSEE, COUNTY OF RUTHERFORD: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2021. Notary Public My Commission Expires: 08-22-2021

SUSAN G. COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jacob Kelsoe, Jessica Kelsoe 217 Larkin Springs Road Madison, TN 37115	Paragon Bank 6300 Poplar Ave, Suite 117 Memphis, TN 38119	Map and Parcel No.: 04315018600

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, **Elizabeth Noel Berman, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Kelsoe and Jessica Kelsoe, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 217 Larkin Springs Road, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 30th day of June, 2021.

Elizabeth Noel Berman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Noel Berman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Property of George Ewing, Jr., of record in Book 4270, page 632, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the east margin of Larkin Springs Road and being the southwesterly corner of said tract, thence N 6 deg 10' E 100.0 feet along Larkin Springs Road to an iron pipe; thence S 84 deg 14' E 133.333 feet to a point; thence S 6 deg 10' W 100.00 feet to a point; thence N 84 deg 14' W 133.333 feet to the beginning point.

Being the same property conveyed to Elizabeth Noel Berman, an unmarried woman, by Warranty Deed dated August 9, 2019 from 21Five Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument #20190812-0080305, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 04315018600.
2. All matters appearing on the Plan of record as Book 4270, page 632, Register's Office for Davidson County, Tennessee.
3. Permanent Easement and Temporary Construction Easement and Temporary Right of Entry for Construction Purposes of record in Book 11211, page 838, Register's Office for Davidson County, Tennessee.
4. Easement granted to Madison Suburban Utility District of record in Instrument No. 20030310-0031353, Register's Office for Davidson County, Tennessee.

Electronic Document Certification

I, **Lisa D. Turner**, 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 D. Turner

SWORN to and subscribed before me,
this the 30th day of June 2021.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and further who specifically acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of June, 2021.

NOTARY PUBLIC

My commission expires: 08-22-2021

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY