This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-13056-TC

Karen Johnson Davidson County
Batch# 688246 DEEDWARR
08/02/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20210802-0103360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/6 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ellen Alexandra Hendrickson Kelly 3806 Rolland Road Nashville, TN 37205	New Owner	103-16-0-106

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kendrick D. Coulthard and Cynthia E. Jones, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ellen Alexandra Hendrickson Kelly, a married woman**, hereinafter called the Grantee, her heir and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly part of Lot 3 of the Plat of Subdivision of Lots 6 and 17 of Block E of the Whitland Realty Company's Subdivision, as of record in Book 547, page 114, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 69.5 feet on the northerly margin of Rolland Road and extends back between lines 190 feet on the easterly line, and 148 feet on the westerly line to a deadline in the rear, on which it measures 67.2 feet.

Being the same property conveyed to Kendrick D. Coulthard and Cynthia E. Jones, husband and wife by Warranty Deed from Frances A. McWhirter, unmarried, dated August 31, 2012, recorded September 6, 2012, of record in Instrument No. 20120906-0080686, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3806 Rolland Road, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 30th day of July, 2021.

GRANTOR:

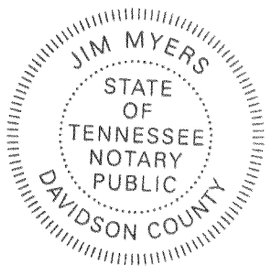
Kendrick D. Coulthard

Cynthia E. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kendrick D. Coulthard and Cynthia E. Jones, the within named bargainors, 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 30th day of July, 2021.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021.

Tori Cole

Affiant Signature

July 30, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of July, 2021.

Jim Myers

Notary's Signature
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Seal