THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30867

Karen Johnson Davidson County
Batch# 712117 **DEEDWARR**
09/09/2021 08:40:35 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20210909-0120632

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00.

Debbie A. Derton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hidden Trail Properties, LLC	New Owner	
4825 Trousdale Drive		090-12-0-133.00
Nashville, TN. 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Jerry Don Kelley and Bonnye Jean Baucom, sole heirs at law of Lester N. Kelley,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hidden Trail Properties, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 182 on the Plan of Charlotte Park, Section II of record in Plat Book 1663, Page 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 182 fronts 62 feet on the Southerly side of Henry Ford Drive and extends back 186.8 feet on the Westerly line 175.2 feet on the Easterly line, to a line in the rear on which it Measures 63.5 feet.

Being the same property conveyed to Lester N. Kelley and wife, Margaret E. Kelley by Warranty deed from James E. Klingbyll and wife, Mildred C. Klingbyll of record in Book 5054, page 390, Register's Office for Davidson County, Tennessee, dated July 30, 1976 and recorded on August 05, 1976. Margaret E. Kelley died on May 15, 2003, vesting Lester N. Kelley as the surviving tenant by the entirety. Lester N. Kelley died, intestate, on April 24, 2019, leaving his son, Jerry Don Kelley, and his daughter, Bonnye Jean Baucom, as his sole heirs at law. Recorded contemporaneously herewith is an Affidavit of Heirship as to Lester N. Kelley, in Instrument No. 20210909-0120631, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6309 Henry Ford Drive, Nashville, TN 37209.**

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. 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 our hands this the 3rd day of September, 2021.

Jerry Don Kelley

Bonnye Jean Baucom

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **Jerry Don Kelley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of September, 2021.

HILLARY MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named **Bonnye Jean Baucom,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of September, 2021.

My Commission expires: 5-5-2025

Notary Public

BRAD ALLEN CATHEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY