Karen Johnson Davidson County
Batch# 752220 DEEDWARR
11/09/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211109-0149799

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 05-05-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Bruce Kelly and Shannon Shirey Kelly	New Owners	105091H07200CO
(NAME) 1900 12th Avenue South, Unit 506	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Reid B. Valfer and Dana L. Valfer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Bruce Kelly and Shannon Shirey Kelly, husband and wife,** 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 Unit No. 506, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument No. 20181119-0113627, amended in Instrument No. 20181128-0116220 and 20190226-0017434, 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 Reid B. Valfer and Dana L. Valfer, husband and wife by deed dated March 11, 2020 from Mainland Belmont, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200316-0028916, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1900 12th Avenue South, Unit 506, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 25 day of October, 2021.

Reid B. Valfer

Dana L. Valfer

State of ILLINOIS
County of LAKE

On this 25th day of October, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Reid B. Valfer and Dana L. Valfer, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 25th day of October, 2021.

Rosanelle Steinburg
Notary Public
My Commission Expires: 05/24/2023

File No.: 21-KellyR

ROSANELLE STEINBURG
Official Seal
Notary Public - State of Illinois
My Commission Expires May 24, 2023

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or 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 11/04/2021 (date ~~of document~~).

Affiant Signature

11/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025