This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14487-TC

Karen Johnson Davidson County
Batch# 755467 DEEDWARR
11/16/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20211116-0152278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2021.

Notary Public
My Commission Expires: 11-6-2024

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE STATE OF JIM MYERS

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathy Leonetti 116 36th Avenue North Nashville, TN 37209	Guaranteed Rate, Inc. 109 Rand Place, Suite 1 Franklin, TN 37064	104-01-0F-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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Todd R. Kelley, unmarried man** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kathy Leonetti, a married woman**, hereinafter called the Grantee, her 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 43, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Todd R. Kelley, by Quitclaim Deed from Kelley Properties TN, LLC, of record in Instrument No. 20170901-0090318, in the Register's Office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 01, 2017.

Being the same property conveyed to Kelley Properties TN, LLC, by Warranty Deed from Carrie E. Rohling, unmarried, of record in Instrument No. 20140416-0031686, Register's Office of Davidson County, Tennessee, dated April 11, 2014 and recorded on April 16, 2014.

This is improved property located at: **116 36th Avenue North, Nashville, TN 37209**.

This conveyance is made subject to 1) Property taxes for the year 2022, 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 9th day of November, 2021.

GRANTOR:

Todd R. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 9th day of November, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 November 10, 2021.

Tori Cole

Affiant Signature

Date: 11/10/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 10, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

