Karen Johnson Davidson County
Batch# 763676 DEEDWARR
12/01/2021 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20211201-0158464

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $550,000.00 Donna A. Kelley AFFIANT Subscribed and sworn to before me, this 18th day of November 2021. Jessica Ann Clegg NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James & Jennifer Harvey 8199 Poplar Creek Road Nashville, TN 37221	New Owner 8199 Poplar Creek Road Nashville, TN 37221	Parcel No: 155-02-0A-043.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of November 2021, the undersigned, **DONNA A. KELLEY** a widowed woman hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **JAMES HARVEY** and **JENNIFER HARVEY,** husband and wife, hereinafter called the Grantees, and Grantees' successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **8199 Poplar Creek Road, Nashville, TN 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Montcastle Estates of record in Plat Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 43 fronts 86.00 feet on the southeasterly margin of Poplar Creek Road and extends back between parallel lines 126.88 feet to a dead line in the rear, measuring 86.00 feet thereon.

Being the same property conveyed to Carlton B. Kelley and wife, Donna A. Kelley, from James A. Foran and wife, Ann S. Foran, by Warranty Deed recorded in the Register's Office of said county and state at Instrument 20110812-062499. Carlton B. Kelley having since died, leaving Donna A. Kelley as the surviving tenant.

Being the same property conveyed to Donna A. Kelley dated November 17, 2021, from Mark C. Kelley, as Trustee of the Carlton and Donna Kelley Irrevocable 2020 Gift Trust dated December 14, 2020 by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20211117-0153244.

This conveyance is made subject to the following: (1) taxes, a lien which are not yet due and payable; (2) All matters appearing on plan of Montcastle Estates of record in Book 6900, Page 326 and 327, Register's Office for Davidson County, Tennessee; (3) Covenants, conditions, restrictions, reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7170, Page 926, and amended in Book 7260, page 295 and in any allied instrument(s) referred to in said restrictions; (4) Charter for Montcastle Homeowners Association of record in Book 7421, Page 27; (5) Easement as set forth in instrument recorded in Book 9161, Page 847; (6) Easement as set forth in instrument recorded in Book 8068, Pages 271, 276, 281, 286, 291, 296, and 508.

This is improved property known as 8199 Poplar Creek Road, Nashville, TN 37221, and more particularly described as follows:

TO HAVE AND HOLD unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This the 18th day of November, 2021.

Donna A. Kelley
DONNA A. KELLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **DONNA A. KELLEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of November 2021.

Jessica Ann Clegg
Notary Public
My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

Tennessee Certification of Electronic Document

I, Kesha Herron 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 11-18-21 (date of document).

Kesha Herron
Affiant Signature

11-22-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of November, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024