Karen Johnson Davidson County
Batch# 774035 DEEDWARR
12/15/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.13
20211215-0165515

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $734,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023
(AFFIX SEAL)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, ,

File No.: P21-4048-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kay M. Brandt and Joel Coady	New Owner	
(NAME)	(NAME)	10000005100
7423 Indian Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN T. KELLEY AND WIFE, NATALIE S. KELLEY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAY M. BRANDT, AN UNMARRIED WOMAN, AND JOEL COADY, AN UNMARRIED MAN, 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. 13 on the Plan of Section 1, Rowena O'Brien Farm of record in Plat Book 4955, Page 77, 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. 13 fronts 380.00 feet on the Easterly Margin of Indian Creek Road and extends back 442.41 feet on the Northerly line and 531.56 feet on the Southerly line to a dead line in the rear, measuring, 390.32 feet thereon.

Being the same property conveyed to John T. Kelley and spouse, Natalie S. Kelley by Warranty deed from Jack S. Shawver and spouse, Vicki Shawver of record in Instrument No. 20110520-0038690 Register's Office for Davidson County, Tennessee, dated May 18, 2011 and recorded on May 20, 2011.

unimproved ☐
This is improved ☒ property, known as 7423 Indian Creek Road, Nashville, TN 37209
(House No.) (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 our hands this 7 day of December, 2021.

John T. Kelley

Natalie S. Kelley

State of TN)
County of Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Kelley and Natalie S. Kelley, the bargainors, 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 they executed the within instrument of the purposes therein contained.

Witness my hand this 7 day of December, 2021.

Notary Public

My Commission Expires: 5-11-2024

YASMIN FRAZE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires May 11, 2024

Certificate of Authenticity

I, **HADLEY ROPER** , 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 Dec. 7, 2021.

Hadley Roper
Affiant Signature

12/7/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/7/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY