PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$730,000~~.00.

Karen Edwards
Affiant

Subscribed and sworn to me on December 13th, 2021.

Donna L. Savage
~~NOTARY~~ PUBLIC

My Commission Expires: 12-08-24

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Scott D. Weiss, Esq.)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35337

Karen Johnson Davidson County
Batch# 775791 DEEDWARR
12/17/2021 09:53:07 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00

20211217-0167003

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Lane Kelly and Shirley Kelly 408 Caledonian Court Nashville, TN 37211	Fst M Bank ~~NEW OWNER~~ 50 Franklin St. Clarksville TN 37040	172-10-B-135.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Berley A. Dodson and Patty J. Dodson, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Lane Kelly and Shirley Si Chen Kelly, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Christiansted Valley, Phase Three, of record in Instrument No. 20060316-0030458, 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 Berley A. Dodson and Patty J. Dodson, husband and wife, by Warranty Deed from James M. Parkes, married, of record on April 19, 2018 as Instrument No. 20180419-0036898, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been paid by the Grantors and prorated between the parties, and taxes or special assessments which are not shown as existing liens by the public records

2. Declaration of Covenants, Conditions, By-Laws, and Restrictions for Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515, and Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee.

3. Dedication of Common area to Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 20151001-0099630, Register's Office for Davidson County, Tennessee.

4. All Matters appearing on plan of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee.

5. All Matters appearing on plan of record in Book 5200, page 306, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 4780, page 611, Register's Office for Davidson County, Tennessee.

7. Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706, and amended in Book 5720, page 183, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreements of record in Book 11628, page 8, and Instrument No. 20050607-0065120, Register's Office for Davidson County, Tennessee.

9. Declaration of Shared Turnaround Easement of record in Instrument No. 20070817-0098507, Register's Office for Davidson County, Tennessee.

10. Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Line, Ingress/Egress and Appurtenances of record in Instrument No. 20160919-0098067, Register's Office for Davidson County, Tennessee.

11. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

408 Caledonian Court, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 13th day of December, 2021.

Berley A. Dodson

Patty J. Dodson

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me personally appeared Berley A. Dodson and Patty J. Dodson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 13th 2021.

NOTARY PUBLIC

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/2/2022