RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-4936-2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 797810 DEEDWARR
01/31/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20220131-0011087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of Jan, 2022

NOTARY PUBLIC

My commission expires: 9/23/25

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY FRANK W. ROBERTS

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon Martinez and Marlene Carbonell 1360 Coates Lane Gallatin TN 37066	Same address as new owner	92-06-0-353.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($195,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHARLOTTE KELLEY**, widow, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RAMON MARTINEZ AND MARLENE CARBONELL**, married couple, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the map of L. C. Thuss Subdivision of a part of the Barrow Lands, of record in Book 547, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shelley D. Kelley and wife, Charlotte Kelley, from Thomas N. Gray and wife, Jannie C. Gray, by Warranty Deed dated September 12, 1986 and recorded September 18, 1986 in Book 6982, page 727, said Register's Office. Also being the same property title to which vested in Charlotte Kelley upon the death of her husband, Shelley D. Kelley, by reason of their tenancy by the entirety.

This is improved property known as 716 B 29th Ave North, Nashville TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 14th day of January, 2022

GRANTOR(S)

Charlotte Kelley

STATE OF Mississippi
COUNTY OF Hinds

Personally appeared before me, a Notary Public, Charlotte Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of January, 2022.

Notary Public

Desmond J Funchess
Printed Notary Name

My commission expires: 4/21/2022

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 95810 DESMOND J. FUNCHESS Commission Expires April 21, 2022 HINDS COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/14/22 (date of document).

Frank Roberts

1/14/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of January, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

