STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

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

Notary Public

My commission expires: 7/9/24

(Notary Stamp)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-9-2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 806591 **DEEDWARR**
02/16/2022 09:14:15 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220216-0017853

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Russell C. Kelly	**New Owner**	**133-08-0A-001.00CO**
1031 Antioch Pike		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Devin E. Jennings, an unmarried man, and Scott W. Carter and Linda Carter, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Russell C. Kelly, 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 Unit No. 1031 on the Plan of Antioch Pike Residences, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160923-0100725, in the 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 Devin E. Jennings, an unmarried man, and Scott W. Carter and Linda Carter, husband and wife, by Warranty Deed, from Winterheard, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20161216-0131958, dated February 9, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20160923-0100725, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20161004-0104461, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record in Book 3799, Page 739, in the Register's Office for Davidson County, Tennessee.
Deed to Metropolitan Government of Nashville and Davidson County of record in Book 6667, Page 850, in the Register's Office for Davidson County, Tennessee.
Deed and Rights to Extend Right of Way to Chattanooga and St. Louis Rail Road of record in Book 2023, Page 460, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Returned to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
WL KWR-21-1031

This is improved property known as 1031 Antioch Pike, Nashville, TN 37211.

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 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 my/our hand(s) this 9th day of February, 2021.

Scott W. Carter by Heidi Lynn Carter, his Attorney-In-Fact
Scott W. Carter by Heidi Lynn Carter, his Attorney-In-Fact

Linda Carter by Heidi Lynn Carter, her Attorney-In-Fact
Linda Carter by Heidi Lynn Carter, her Attorney-In-Fact

Devin E. Jennings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Heidi Carter, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Scott W. Carter and Linda Carter, for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Scott W. Carter and Linda Carter, and is authorized by Scott W. Carter and Linda Carter to execute this instrument on their behalf.

Witness my hand, at office, this 9th day of February, 2021.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Devin E. Jennings, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of February, 2020.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-889
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027