Karen Johnson Davidson County
Batch# 809520 DEEDWARR
02/22/2022 01:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220222-0020039

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36882-01-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Ashley Marie Kelly Affiant Subscribed and sworn to before me this 10th day of February, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2022

WARRANTY DEED

Address New Owner:	Address for Tax Bills:	Tax Information: Map and Parcel No.:
Robert Taylor Kelly Ashley Marie Kelly 4300 Glynda Drive Nashville, TN 37216	Capstar Bank 2002 Richard Jones Road Suite A300 Nashville TN 37215	061 07 0 226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas C. Rain and Sandra M. Rain, husband and wife (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Robert Taylor Kelly and wife Ashley Marie Kelly (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4300 Glynda Drive, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument effective as of the 10th day of February, 2022.

GRANTORS:

Thomas C. Rain

Sandra M. Rain

STATE OF FLORIDA

COUNTY OF MANATEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas C. Rain and Sandra M. Rain, 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, at office, this 9 day of February, 2022.

Notary Public
My Commission Expires: 5-5-2023

JACQUELYN HERRING
Notary Public - State of Florida
Commission # GG 325681
My Comm. Expires May 5, 2023
Bonded through National Notary Assn.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Young-Dale of record in Plat Book 2330, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas C. Rain and Sandra M. Rain, husband and wife, by Warranty Deed from Cara A. Freudenberg a/k/a Cara M. Freudenberg and wife Kathy Weisensel, of record in Instrument no. 20180727-0073490, in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on July 27, 2018.

This conveyance is made subject to:

1. 2022 State, County, and City Taxes which have been prorated by the parties and assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Young-Dale, as recorded in Plat Book 2330, Page(s) 22.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2392, Page 27.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 2/10/2022.

George E. Mudter, Jr.
Dated 2/10/2022

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 2/10/2022

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023