WARRANTY DEED

Karen Johnson Davidson County
Batch# 821339 DEEDWARR
03/14/2022 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220314-0029314

KAREN E. TINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/21/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jack Kelly, Jr.	New Owner	Parcel ID: 050-02-0A-261.00-000
(NAME) 1285 Havenbrook Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Thomas Fallon and Carol Ann Sweeney-Fallon, Trustees of the Michael Thomas Fallon and Carol Ann Sweeney-Fallon 2016 Revocable Trust, dated April 25, 2016**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jack Kelly, Jr., a married 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:

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. 261 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of

Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement recorded in Instrument No. 20191112-0116482 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Garrison, unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated January 06, 2020 recorded January 07, 2020, of record as Instrument No. 20200107-0001945 Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michael Thomas Fallon and Carol Ann Sweeney-Fallon, Trustees of the Michael Thomas Fallon and Carol Ann Sweeney-Fallon 2016 Revocable Trust, dated April 25, 2016, by Warranty Deed from Amy Garrison, an unmarried woman dated July 15, 2020 recorded July 17, 2020, of record as Instrument No. 20200717-0078823 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1285 Havenbrook Drive, Nashville, TN 37207

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 1st day of March 2022

Michael Thomas Fallon and Carol Ann Sweeney-Fallon, Trustees of the Michael Thomas Fallon and Carol Ann Sweeney-Fallon 2016 Revocable Trust, dated April 25, 2016

BY: Michael Thomas Fallon, Trustee
Michael Thomas Fallon
Trustee

BY: Carol Ann Sweeney-Fallon, Trustee
Carol Ann Sweeney-Fallon
Trustee

BY: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN MATEO

On 1 MARCH 2022 *Date* before me, DANIELLE ATIENZA, NOTARY PUBLIC *Here Insert Name and Title of the Officer*

personally appeared Michael Thomas Fallon and Carol Ann Sweeney-Fallon *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DANIELLE ATIENZA
Notary Public - California
Alameda County
Commission # 2364288
My Comm. Expires Jul 5, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 1 MARCH 2022 Number of Pages: THREE

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Thomas Fallon	Signer's Name: Carol Ann Sweeney-Fallon
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☑ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator	☑ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Certificate of Authenticity

I, Tonya Loftin, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on **March 1, 2022**.

Date

Tonya Loftin
Affiant Signature

March 7, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7th day of March, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)