Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16357-LW

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2022.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 827523 DEEDWARR
03/24/2022 09:44:16 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20220324-0033871

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Kelly and Rebecca Fleenor 305 Marigold Drive Nashville, TN 37211	New Owner	133 16 0 025.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Chris Branch, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher Kellyn, an unmarried man and Rebecca Fleenor, an unmarried woman, as Tenants in Common with Rights of Survivorship** , 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 24 on the Plan of Highview Acres, as shown by plat of record in Plat Book 2331, Page 52, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Chris Branch, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20210803-0104122, in the Register's Office of Davidson County, Tennessee, dated July 28, 2021 and recorded on August 03, 2021; and further being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Robert S. Hite, Unmarried, of record in Instrument No. 20210730-0102586, in the Register's Office of Davidson County, Tennessee, dated July 28, 2021 and recorded on July 30, 2021; and further being the same property conveyed to Robert S. Hite, by Warranty Deed from Judy Vann of record in Instrument No. 20120130-0008206, in the Register's Office of Davidson County, Tennessee, dated January 27, 2012 and recorded on January 30, 2012.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved property located at: **305 Marigold Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2022.

GRANTOR:

Chris Branch

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Branch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2022.

Notary Public
My Commission expires: 9-26-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY