Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-GR-22-738

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $442,000.00

May Frances Rudy
Affiant

Subscribed and sworn to before me this 18th day of April, 2022.

Dawn M Dalton
Notary Public
My commission expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 844227 DEEDWARR
04/22/2022 11:57:06 AM 2 pgs
Fees: $13.00 Taxes: $1,635.40
20220422-0046814

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Olivia Dalton Case 7381 Harpeth Pkwy W Nashville, TN 37221	new owner	142-14-0-007

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Aaron M. Kelly and Rachel B. Kelly, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Olivia Dalton Case, unmarried,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 67 on the Plan of Section One, Harpeth Valley Park, as shown by plat and survey of record in Plat Book 3600 Page 93, Register's Office for Davidson County, Tennessee, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aaron M. Kelly and Rachel B. Kelly, husband and wife, by deed from Patrick E. Potter and Catherine C. Potter, husband and wife, of record in Instrument No. 20140425-0035022, Register's Office for Davidson County, Tennessee, and dated April 16, 2014.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Harpeth Valley Park of record in Plat Book 3600 Page 93 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 3857, Page 858 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

This property is improved property known as 738 Harpeth Parkway West, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of April, 2022.

Aaron M. Kelly

Rachel B. Kelly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of April, 2022, before me personally appeared Aaron M Kelly and Rachel B Kelly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of April, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY