Karen Johnson Davidson County
Batch# 862660 DEEDWARR
05/25/2022 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220525-0060777

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2022.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-04108

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas H. Kelsey, unmarried 4400 Belmont Park Ter # 108 Nashville, TN 37215	Thomas H. Kelsey 4400 Belmont Park Ter # 108 Nashville, TN 37215	131-03-0A-108.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cherie Dooley, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas H. Kelsey, unmarried**, hereinafter called the Grantees, their successors 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, Tennessee, described as follows:

Being Building Site No. 108 on the Plan of Arden Place, Section One (erroneously omitted in prior deed), as of record in Book 4675, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a non-for-profit corporation of the State and Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Cherie Dooley, unmarried by Warranty Deed from Mary Lee McInnis, Executrix for The Estate of Donna Henderson McInnis, also known as Donna Lee McInnis of record in Instrument No. 20100916-0073567 Register's Office for Davidson County, Tennessee, dated September 14, 2010 and recorded on September 16, 2010. (Value of consideration shown in aforementioned deed $261,000.00.)

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.

This property is improved property known as: 4400 Belmont Park Ter # 108, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 18th day of May, 2022

Cherie Dooley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of May, 2022, before me personally appeared Cherie Dooley, 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 (or person's) free act and deed.

W. Brad Lehman
Notary Public

My Commission Expires: 9/21/2024



Certificate of Authenticity

I, Emily Manno, 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 5/18/22.

Date

Emily Manno

Affiant Signature

5/18/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of May, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON