Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1177

Karen Johnson Davidson County
Batch# 864484 DEEDWARR
05/27/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20220527-0062070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda S. Oscherwitz, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin James Kelley and Margaret Sysyn Kelley, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain parcel of real estate located in Davidson County, Tennessee, being Unit No. 227 of Barnes Crossing, Phase One, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Barnes Crossing of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480 and amended in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Master Deed.

Being the same property conveyed to Linda S. Oscherwitz, a married woman, by Warranty Deed from Anthony Alexander Atwell and Debra A. Atwell, husband and wife, of record in Instrument No. 20190725-0073210, in the Register's Office of Davidson County, Tennessee, dated July 23, 2019 and recorded on July 25, 2019. Linda Oscherwitz is now unmarried. The subject property was never the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1790 Red Jacket Drive, Antioch, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kevin James Kelley 1790 Red Jacket Drive Antioch, TN 37013	NEW OWNER	173-05-0A-227.00

WITNESS THE EXECUTION HEREOF this 18th day of May, 2022.

Linda S. Oscherwitz

Linda S. Oscherwitz

State of Tennessee)
County of Davidson)

On this 18th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Linda S. Oscherwitz the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of ~~Davidson~~)
Sumner

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 321,000.00.**

Affiant

Sworn and subscribed before me on ~~this~~ the 18th day of May, 2022.

Notary Public

My Commission Expires: 10/23/2023

RONETTA SUE LAMBRECHT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 May 18th, 22.

Hadley Roper
Affiant Signature

05-19-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 05-19-22.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal