Karen Johnson Davidson County
Batch# 866175 DEEDWARR
06/02/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220602-0063518

Warranty Deed

KRISTIAN BOOTH NOTARY PUBLIC TENNESSEE My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of May, 2022. Notary Public My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas M. Kelliher and Eller M. Kelliher	Community Mortgage, LLC	062-05-0-009.00
4014 Brush Hill Road	19045 E. Valley View Parkway, Suite F	
Nashville, TN 37216	Independence, MO 64055	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONALD C. SCHLOSSER AND BRIAN H. KOHO, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS M. KELLIHER AND ELLER M. KELLIHER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the North One-Half of Lot No. 3 on the Plan of Block No. 1, A.J. Mcgaugheys Haysboro Subdivision, as shown by Plat of record in Plat Book 547, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald C. Schlosser, a single man and Brian H. Koho, a single man, as tenants in common with the right of survivorship by Warranty deed from Melanie Meadows, unmarried, and Crystal Hill Jones, unmarried of record in Instrument No. 20101206-0096948 Register's Office for Davidson County, Tennessee, dated November 30, 2010 and recorded on December 6, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4014 Brush Hill Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of May, 2022.

Donald C. Schlosser

Brian H. Koho

State of Florida County of ~~Indian river~~ St. Lucie
The foregoing instrument was acknowledged before me
via ☑ physical presence OR ☐ online notarizations
this 19th day of May, 2022
By Donald C. Schlosser and Brian H. Koho
Personally known ___ OR produced identification X
Type of identification produced FL/MN Driver Licenses

BRITTNEY T. PALMER, Notary Public
My Commission Expires 2/5/2026

BRITTNEY T PALMER
Notary Public - State of Florida
Commission # HH 217601
My Comm. Expires Feb 5, 2026

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald C. Schlosser and Brian H. Koho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2022.

_____
Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 27, 2022 (date of document).

Affiant Signature

May 27, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025