Karen Johnson Davidson County
Batch# 878953 DEEDWARR
06/27/2022 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20220627-0073586

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 22nd day of June, 2022.

Notary Public:
My Commission Expires: 3/3/26

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Kalandore Kelly and Tamarail Kelly<br>4181 Polk Forest Circle<br>Nashville TN 37207 | First Community Mortgage, Inc.<br>262 Robert Rose Drive, Suite 200<br>Murfreesboro, TN 37129 | 059-08-0A-033.00 CO |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eric Watts and Davette Stevenson, a married couple**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Tamarail Kelly and Kalandore Kelly, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

**LAND in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Final Plat, Park Preserve, a Cluster Lot PUD (Phase 1B), of record in Instrument No. 20131125-0120909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**BEING the same property conveyed to Eric Watts and Davette Stevenson, a married couple by Special Warranty Deed from Habitat for Humanity of Greater Nashville, dated 4/22/2014 and recorded 4/25/2014 in Instrument No. 20140425-0035055, Register's Office for Davidson County, Tennessee.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Deed Restrictions of record in Instrument No. 20140425-0035055, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20100122-0005684, as amended in Instrument No. 20100316-0019840, Instrument No. 20101027-0086058, Instrument No. 20151223-0129073, as amended and restated in Instrument No. 20200310-0026897, and further amended in Instrument No. 20210505-0060122, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20030926-0142818, Instrument No. 20090422-0036276 and Instrument No. 20090422-0036291, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument No. 20031027-0157840, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easements of record in Instrument No. 20131114-0117527, Instrument No. 20140116-0004312 and Instrument No. 20140117-0004751, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters shown on plat of record in Instrument No. 20131125-0120909, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 4181 Polk Forest Cir., Nashville, TN 37207

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 assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 22nd day of June, 2022.

Eric Watts

Davette Stevenson

**State of Tennessee**
**County of Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Eric Watts and Davette Stevenson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of June, 2022.

Commission Expires: 10/18/22

Notary Public:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, Tori Cole, 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 JUNE 23, 2022.

Affiant Signature

Date: 6/23/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this JUNE 23, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

