WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 1st DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-TPM-22-3751-2

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 900350 **DEEDWARR**
08/08/2022 11:00:30 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20220808-0089910

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robin Dewayne Waller **Brandy S. George**	**New Owner**	
(NAME) **3751 Bear Hollow Rd**	(NAME)	**030-00-0-212.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN KELLY AND KIRSTEN KELLY, HUSBAND AND WIFE** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBIN DEWAYNE WALLER, MARRIED AND BRANDY S. GEORGE, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain tract or parcel of land in Davidson County, Tennessee.

Beginning at a point in the centerline of Bear Hollow Road, the same being the Northeast corner of a 10.6 acre tract conveyed to Miller; thence with the centerline of said road, South 83 degrees 27 minutes 94 seconds East 282.21 feet; and around a curve having a radius of 786.20 feet, a distance of 24.96 feet; thence leaving said road and crossing Bear Hollow Creek, South 06 degrees 32 minutes 56 seconds West 1231.07 feet to an iron pin in Armstrong North line; thence with Armstrong North line, South 87 degrees 39 minutes 03 seconds West 360.33 feet to a point in the centerline of a 50 foot egress and ingress easement, Millers Southeast corner; thence with the centerline of said easement Millers East line as follows:

North 35 degrees 42 minutes 17 seconds West 48.74 feet; around a curve to the right having a radius of 197.19 feet, a distance of 254.40 feet; around a curve to the left having a radius of 202.52 feet, a distance of 242.21 feet; North 30 degrees 18 minutes 31 seconds West 29.74 feet, around a curve to the right having a radius of 158.46 feet, a distance of 163.70 feet North 28 degrees 52 minutes 57 seconds East 384.04 feet; around a curve to the left having a radius of 63.91 feet, a distance of 114.62 feet, around a curve to the right having a radius of 51.97 feet, a distance of 115.50 feet; and North 53 degrees 27 minutes 20 seconds East crossing back said Creek 110.71 feet to the beginning, containing 11.53 acres more or less, according to survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated March 6, 1985.

Being the same property conveyed to Sean Kelly and Kirsten Kelly by Warranty deed from Beck S. Hobneck, unmarried of record in Instrument No. 20220428-0049247 Register's Office for Davidson County, Tennessee, dated April 25, 2022 and recorded on April 28, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3751 Bear Hollow Rd, Joelton, Tennessee 37080**.

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; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 1st DAY OF AUGUST, 2022.

Sean Kelly

Kirsten Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212