WARRANTY DEED

Karen Johnson Davidson County
Batch# 915011 DEEDWARR
09/09/2022 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220909-0101313

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

File No.: 2022-0488

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Glyndon Bachelor & Andrea M. Eby	NEW OWNER	172 12 0D 463.00
(NAME)	(NAME)	
8262 Persia Way		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PRIMA KELLY AND MARK KELLY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLYNDON BACHELOR, UNMARRIED AND ANDREA M. EBY, MARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being all of Lot No. 509, on the plan of Town Center Homes at Lenox Village Section III, Urban Design Overlay, of record in Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Prima Kelly and Mark Kelly, wife and husband, by Warranty Deed from Pakinee Moolsarn and Bui Hung, wife and husband, of record in Instrument No. 20170123-0007228, in the Register's Office of Davidson County, Tennessee, dated January 19, 2017 and recorded on January 23, 2017.

unimproved ☐
This is improved ☒ property, known as 8262 Persia Way, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 8th day of September, 2022.

Prima Kelly

Mark Kelly

STATE OF TENNESSEE

COUNTY OF Hamilton

On this 8th day of September, 20 22, before me personally appeared Prima Kelly and Mark Kelly, 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.

Notary Public

My Commission Expires: 11/13/2023

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 9/8/22 (date of document).

Affiant Signature

9/9/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

