GIFT DEED

FOR AND IN CONSIDERATION of the love and affection we have for Melodi Amber Kelso Johnson, formerly known as Melodi Amber Kelso, we, Mark Kelso and wife, Patricia C. Kelso, the undersigned grantors, do hereby give, transfer and convey unto grantee, Melodi Amber Kelso Johnson, the following described tract or parcel of real estate, together with all the tenements, hereditaments and appurtenances to the same belonging, lying and being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 44, as shown on the plan of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, in the Register's Office of Davidson County, Tennessee.

Source of Title: Instrument No: 20161121-0122683 in the Register's Office of Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following:

1. 2022 Davidson County taxes which shall be paid by grantee.
2. Matters shown on plan of record in Instrument No. 20150205-0011089, Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Restrictive and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
4. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record as Instrument No. 20140110-0002949, as amended by the First Supplement of record as Instrument No. 20150908-0091208, and as amended by the Second Supplement of record as Instrument No. 20160126-0007545, in the Register's Office for Davidson County, Tennessee.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD said above described real estate unto the said grantee, Melodi Amber Kelso Johnson, and unto her heirs and assigns forever subject to all matters as set out above.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 29th day of August, 2022.

Karen Johnson Davidson County
Batch# 916385 DEEDWARR
09/14/2022 08:32:01 AM 2 pgs
Fees: $13.00 Taxes: $1,129.73
20220914-0102373

Mark Kelso
Mark Kelso

Patricia C. Kelso
Patricia C. Kelso

STATE OF TENNESSEE
COUNTY OF LINCOLN

Personally appeared before me, the undersigned Notary Public, Mark Kelso and Patricia C. Kelso, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in said county and state aforesaid, on this the 29th day of August, 2022.

Notary Public

My commission expires: 8-9-2025

WILLIAM E SIMMS STATE OF TENNESSEE NOTARY PUBLIC LINCOLN COUNTY

Property Address: 1117 Frewin St., Nolensville, TN 37135
Map-Parcel # 187-5-A-044CO

Name and address of property owner and person responsible for payment of taxes is:

Melodi Amber Kelso Johnson
1117 Frewin Street
Nolensville, TN 37135

This instrument prepared by:
William E. Simms, Attorney at Law
104 N. Main Ave.
Fayetteville, TN 37334
(931) 433-1044
on information provided by grantor.
No title search ordered or performed.
Record immediately upon execution.

STATE OF TENNESSEE
COUNTY OF LINCOLN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $305,333.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this the 29th day of August, 2022.

Notary Public

My commission expires: 8-9-2025

WILLIAM E SIMMS STATE OF TENNESSEE NOTARY PUBLIC LINCOLN COUNTY