Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3983

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of September, 2022

Notary Public

Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Karen Johnson Davidson County
Batch# 916703 DEEDWARR
09/14/2022 11:30:58 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220914-0102503

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tatum Brace and Ryan Smart 2920 Glenway Drive Nashville, TN 37221	Fifth Third Bank 5001 Kingsley Drive Cincinnati, OH 45227	142-16-0C-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kristin Husat and Dan Kellerby, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly Tatum Brace, unmarried and Ryan Smart, Unmarried

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 in Davidson County, Tennessee, being Lot No. 32 on the Plan of Devon Glen, Phase 1, a Planned Unit Development, of record in Plat Book 7900, page 457, as amended in Book 9390, page 45, 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 by Warranty Deed from Kenneth Scott Newman and wife, Ellen E. Newman to Kristin Husat, unmarried, recorded July 11, 2013, as Instrument No. 20130711-0071813 in Davidson County, Tennessee Register of Deeds.

Dan Kellerby joins in the execution of this instrument for the sole purpose of conveying his marital interest in the above-described property as contemplated by T.C.A. §26-2-301, et seq., or other similar law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2920 Glenway Drive, Nashville, TN 37221

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 so 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.

Dated this the 7th day of September, 2022.

Kristin Husat

Dan Kellerby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2022, before me personally appeared Kristin Husat and Dan Kellerby, 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's (or persons') free act and deed.

Witness my hand, at office, this 7th day of September, 2022.

Notary Signature
My commission expires:

HUNTER H. SPRAGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 25, 2026
COUNTY OF WILLIAMSON