**Prepared By & Return To:**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0418

Karen Johnson Davidson County
Batch# 931856 DEEDWARR
10/20/2022 10:01:13 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20221020-0114383

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2022

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| William Eugene Bradley Jr.<br>782 Nonaville Road<br>Mt. Juliet, TN 37122 | Primary Residential Mortgage, Inc.<br>1480 North 2200 West<br>Salt Lake City, UT 84116 | 070-02-0-068.00 |

# 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,
**Ebony Kelly, Barry Kelly, Jermaine Kelly, Tekka Kelly and Cornelius Williams, heirs at law of Clara C. Kelly**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**William Eugene Bradley, Jr., an unmarried man**
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. 16 on the Plan of Shawnwood, Section Three, as of record in Book 6050, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Clara C. Kelly by Warranty Deed from Michael L. Shields, dated 4/8/1985 and recorded 4/9/1985 in Book 6530, Page 66, Register's Office for Davidson County, Tennessee. The said Clara Kelly, also known as Clara C. Kelly and Clara Corinna Kelly, having since died intestate on March 4, 2021, with her Estate being probated under Docket No. 22P-728, in the Probate Court for Davidson County, Tennessee, leaving subject property vested in her heirs at law, namely Ebony Kelly, Barry Kelly, Jermaine Kelly, Tekka Kelly, and Cornelius Williams. The said Ebony Kelly having been appointed Administratrix of the Estate of Clara Korinna Kelly by Order of Intestate Administration filed 4/22/2022 in the Probate Court for Davidson County, Tennessee.

Affidavits of Heirship of record in Instrument No. 20221020-0114378 and Instrument No. 20221020-0114379, Register's Office for Davidson County, Tennessee.

Powers of Attorney of record in Instrument No. 20221020-0114380, Instrument No. 20221020-0114381, and Instrument No. 20221020-0114382, Register's Office for Sumner County, Tennessee.

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: 2829 Buena Vista Pike, Nashville, TN 37218.

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 uses, 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 18th day of October, 2022.

Ebony Kelly

Barry Kelly

Jermaine Kelly by Gary W. Temple, Attorney in Fact

Tekka Kelly by Gary W. Temple, Attorney in Fact

Cornelius Williams by Gary W. Temple, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ebony Kelly and Barry Kelly** 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 official seal at Hendersonville, Tennessee this 18th day of October, 2022.

Notary Public
My Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** 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, and that he is authorized by **Jermaine Kelly** and that he is authorized by **Jermaine Kelly** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of October, 2022.

Notary Public
My Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** 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, and that he is authorized by **Tekka Kelly** and that he is authorized by **Tekka Kelly** to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of October, 2022.

Notary Public
My Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** 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, and that he is authorized by **Cornelius Williams** and that he is authorized by **Cornelius Williams** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of October, 2022.

Notary Public
My Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024