WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

File No. JN-22-3597

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benita Bellamy Kelley and Kevin Kelley	Benita Kelley and Kevin Kelley	
(NAME)	(NAME)	
2024 Towering Oaks Drive	2024 Towering Oaks Dr	109-04-0A-027-00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 952276 DEEDWARR
12/16/2022 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20221216-0130175

FOR AND 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, **Marcus A. Evans and Chamel L. Evans, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benita Bellamy Kelley and Kevin Kelley, Husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 51 on the Plan of Final Plat of Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon M. Stephens, married, and Rebecca W. Stephens, wife by Special Warranty deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20110308-0018421 Register's Office for Davidson County, Tennessee, dated March 04, 2011 and recorded on March 08, 2011.

Being the same property conveyed to Marcus A. Evans and Chamel L. Evans, husband and wife by Warranty deed from Jon M. Stephens, married, and Rebecca W. Stephens, wife of record in Instrument No. 20210302-0026055 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on March 02, 2021.

This is property more commonly known as 2024 Towering Oaks Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 9th day of December, 2022.

Marcus A. Evans

Chamel L. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2022, before me personally appeared Marcus A Evans and Chamel L Evans, 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 9th day of December, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Katrina Hoff 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 12/9/22 (date of document).

Affiant Signature

12/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of December, 2022.

(SEAL)

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Anna Bates
Notary's Signature
My Commission Expires: