WARRANTY DEED

Karen Johnson Davidson County
Batch# 978576 DEEDWARR
03/08/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $5,809.00
20230308-0016828

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,570,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MARCH, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-20-2023

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2864LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Marie Tedesco Scott, and Christopher Michael Bellamy	Same as New Owner	
100 Ransom Avenue		
Nashville, TN 37205		104 10 0O 006.00

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, WE, **THE KELLI C. BULLOCK REVOCABLE TRUST, DATED MAY 29, 2019,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIE TEDESCO SCOTT, AN UNMARRIED WOMAN AND CHRISTOPHER MICHAEL BELLAMY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVIORSHIP,** 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:

A Certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 6, on the Plan of Byron Close, as shown on plat of record in Instrument No. 20131018-0108864, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Kelli C. Bullock Revocable Trust, and Kelli C. Bullock, Trustee, by Quitclaim Deed from Kelli C. Bullock, of record in Instrument No. 20190531-0051929, in the Register's Office of Davidson County, Tennessee, dated May 29, 2019, and recorded on May 31, 2019.

Being the same property conveyed to Kelli C. Bullock, by Quitclaim Deed from Jeffery L. Bullock, of record in Instrument No. 20180205-0011312, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017, and recorded on February 15, 2018.

Being the same property conveyed to Kelli Bullock, a married woman, by Warranty Deed from Barlow Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170505-0044660, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017, and recorded on May 05, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Byron Close, as recorded in Instrument No. 20131018-0108864.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Elmington Place Subdivision, as recorded in Plat Book 547, Page(s) 59. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130919-0098904. Easement for Sanitary Sewer, recorded in Book 3573, Page 442. Easement for Water Mains And Appurtenances, recorded in Book 3957, Page 955. Easement recorded in Book 4764, Page 345. Easement for Ingress and Egress, recorded in Instrument Nos. 20140910-0082693; 20140910-0082694. Inspection And Maintenance Agreement For Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20121121-0107473.

This is improved property known as 100 Ransom Avenue, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 2nd day of March, 2023.

The Kelli C. Bullock Revocable Trust,

dated May 29, 2019.

BY: Kelli C Bullock

Kelli C. Bullock,Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

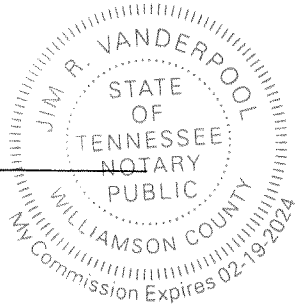
Personally appeared before me, a Notary Public of said County and State, KELLI C. BULLOCK, TRUSTEE OF THE KELLI C. BULLOCK REVOCABLE TRUST, DATED MAY 29, 2019., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of March, 2023.

Jim R Vanderpool

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Diane March,** 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 this the ~~6th~~ 2nd day of March, 2023.

Affiant Signature
Date 03/06/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-12-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON