Karen Johnson Davidson County
Batch# 979802 DEEDWARR
03/13/2023 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20230313-0017994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00.

Hagan N. Veach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/14/2026
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067

File No.: 23-CD-043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abigail Porter	Redstone Federal Credit Union	161090A03000CO
(NAME)	(NAME)	
4811 Bevendean Drive	220 Wynn Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Huntsville, AL 35893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty Eight Thousand Dollars And No/100 Dollars ($368,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, COLLEEN M. KELLEY, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ABIGAIL PORTER, UNMARRIED WOMAN, 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 Townhome Unit No. 4811, a/k/a Lot 40, as set fourth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965, corrected in Instrument No. 20110520-0038914 in the Register's Office for Davidson County, Tennessee, said unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Colleen M. Kelley, a single woman, by Warranty Deed, from Saul A. Camarena and Lucia A. Camarena, husband and wife, dated March 5, 2020, recorded March 6, 2020, of record in Instrument 20200306-0025303, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4811 Bevendean Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 10 day of March, 2023.

Colleen M. Kelley

Colleen M. Kelley

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of March, 2023, before me personally appeared Colleen M. Kelley to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10 day of March, 2023.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

Certificate of Authenticity
for Electronically Filed Document

I, Lori WARREN, 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 March 10, 2023 (date of document).

Date: 3/10/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 10th day of March, 2023.

Notary's Signature

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

MY COMMISSION EXPIRES: _____