WARRANTY DEED

Karen Johnson Davidson County
Batch# 989030 DEEDWARR
04/05/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230405-0024974

File #23-PA-1633-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maggie Kelley and Michael S. Kelley	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**091 03 0B 045.00**
803 Division Street, Apt 928	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Hoover, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILES ASAFO-ADJEI AND HANNAH ASAFO-ADJEI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGGIE KELLEY, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 45 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Miles Asafo-Adjei and Hannah Asafo-Adjei, Husband and Wife, by Warranty Deed from Silo Bend Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200514-0050277, in the Register's Office of Davidson County, Tennessee, dated May 11, 2020 and recorded on May 14, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial Phase II, as recorded in Instrument No. 20180621-0059910.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as Supplemented in Instrument No. 20190611-0056002 and Amended in Instrument No. 20190611-0056096 and 20200131-0011796.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066260, as amended in Instrument No. 20180814-0080169.

*Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633 and Instrument No. 20171106-0083633.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No's. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539.

*Easement for NES, recorded in Instrument No. 20190308-0021263 and Instrument No. 20190308-0021265.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1633 54th Avenue North, Unit 25, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 3rd day of April, 2023.

Miles Asafo-Adjei

Miles Asafo-Adjei

Hannah Asafo-Adjei

Hannah Asafo-Adjei

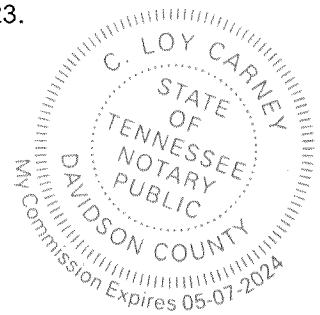
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2023, before me personally appeared Miles Asafo-Adjei, 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 3rd day of April, 2023.

C. Loy Carney

Notary Signature
My commission expires:



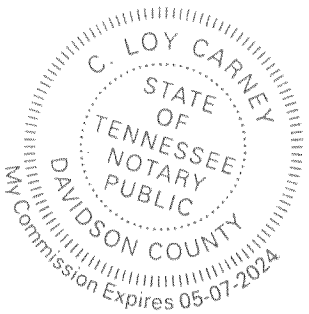
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2023, before me personally appeared Hannah Asafo-Adjei, 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 3rd day of April, 2023.

C. Loy Carney

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 3rd day of April, 2023.

Affiant Signature
Date 04/03/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

