WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3440267

Return to:

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20937-mc

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 324,500.00

Affiant

Subscribed and sworn to me, this the 1st day of June, 2023.

Notary Public

My commission expires: 5-7-

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2027

Property Address:	**Parcel ID**:
3299 Harpeth Springs Drive Nashville, TN 37221	141-06-0D-088.00
Property owner:	**Mail tax bills to:**
3299 Harpeth Springs Drive Nashville, TN 37221 Michael Brandon	New Owner

THIS INDENTURE is made effective the 1st day of June, 2023, by **Kaneitha D. Kelly, an unmarried person,** First Party, for the purpose of conveying the premises described herein to Michael Brandon, an unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kaneitha D. Kelly, an unmarried person, by Warranty Deed dated April 5, 2013, from Michael S. Ragland and wife, Emily Campbell Ragland, recorded April 9, 2013, at Instrument No. 20130409-0035051, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1011248 DEEDWARR
06/05/2023 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,200.65
20230605-0042513

202306050042513

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20030213-0019997; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument 20030205-0016044, Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893; Subject to the By-Laws of record at Instrument No. 20030218-0020999 and the Charter of record at Instrument No. 20030218-0020998; Subject to the Easement to Comcast of record at Instrument No. 20121114-0104692; Subject to the Easement to US Sprint Communications of record at Instrument No. 20140114-0003778, together with Affidavit recorded at Instrument No. 20140416-0031703; Subject to the Stormwater Detention Agreement of record at Instrument No. 20021217-0155374; Subject to Quitclaim Deed to Homeowners Association for common areas of record at Instrument No. 20030303-0027395 and Instrument No. 20030806-0111892; Restrictions, covenants, condition, reservations and easements recorded in Book 1298, Page 244; Subject to Agreement for Dedication of Public Utilities Easement recorded in Book 7601, Page 415; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 23 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kaneitha D. Kelly

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kaneitha D. Kelly**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 4 day of April, 2023.

JAYME B. MARSH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

NOTARY PUBLIC

My Commission Expires:

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/4/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/4/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2023

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

