Karen Johnson Davidson County
Batch# 1054934 DEEDWARR
09/28/2023 09 43 53 AM 2 pgs
Fees $13 00 Taxes $1,406 00
20230928-0076108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2023

Notary Public

MY COMMISSION EXPIRES 7/18/27
(AFFIX SEAL)

SANDY MCCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No TJ-23-5390

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
Victor M Kelso and Christa J Kelso, Trustees of the Kelso Family Trust, dated November 17, 2000	New Owner	
(NAME) 1003 Perkins LN	(NAME)	113-00-0-024 00
(ADDRESS) Franklin TN 37069	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ross Stone, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor M. Kelso and Christa J. Kelso, Trustees of the Kelso Family Trust, dated November 17, 2000** 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. 1 on the Plan of A Resubdivision of the Matthew Strader Property of record in Plat Book 8250, Page 834, 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 Property Management Resources Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from Matthew F. Strader, a married man of record in Instrument No. 20191120-0019663 Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on November 20, 2019.

Being the same property conveyed to Ross Stone, single by Quitclaim deed from Property Management Resources Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230502-0032415 Register's Office for Davidson County, Tennessee, dated April 27, 2023 and recorded on May 02, 2023.

This is property more commonly known as 8465 Old Charlotte Pike, Pegram, TN 37143.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 27th day of September, 2023.

Ross Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2023, before me personally appeared Ross Stone, 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 27th day of September, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024