Karen Johnson Davidson County
Batch# 1074608 DEEDWARR
11/22/2023 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20231122-0091142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File #23-TC-2703-P

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)
Paige Nicole Glover and Keaton Glover	New	
(NAME)	(NAME)	**083 12 0 164.00**
2703 Meadow Rose Drive	Owners	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **REBECCA KELLY BEMBRY, SUCCESSOR TRUSTEE OF the ADA RUTH KELLY REVOCABLE LIVING TRUST DATED OCTOBER 18, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAIGE NICOLE GLOVER AND KEATON GLOVER, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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 the 15th Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of Section 6, Second Addition Rosewood Heights, of record in Plat Book 2854, Page 21, Register's Office for said County.

Said Lot No. 8 fronts 75 feet on the Southwesterly side of Meadow Rose Park and runs back 161.9 feet on the Southeasterly line and 277.3 feet on the Northwesterly line to a dead line in the rear on which it measures 179 feet.

Being the same property conveyed to W. B. Kelly and wife, Ada Ruth Kelly, by Warranty Deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, of record in Book 2995, Page 371, in the Register's Office of Davidson County, Tennessee; the said W. B. Kelly having since died on May 13, 1986 leaving Ada Ruth Kelly as the sole surviving tenant; the said Ada Ruth Kelly having since died on February 05, 2023, and by her Last Will and Testament of record in Docket No. 23P729 in the Circuit Court for Davidson County, Tennessee, the subject property was devised to Rebecca Kelly Bembry, Successor Trustee of the Ada Ruth Kelly Revocable Living Trust dated October 18, 2021; See also the Order to Probate for Muniment of Title of record as Instrument No. 20230616-0045917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
* 2023 Taxes, a Lien now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 6, Second Addition Rosewood Heights, as recorded in Plat Book 2854, Page(s) 21.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 6 - 3rd add. Rosewood Heights, as recorded in Plat Book 2854, Page 90.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2804, Page 217 and Book 2862, Page 313.

* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4001, Page 91.
* Easement for Gas Service Line or Fuel Line, recorded in Instrument No. 20010111-0003706.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2703 Meadow Rose Drive, Nashville, TN 37206**.

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 20th day of November, 2023.

Ada Ruth Kelly Revocable Living Trust dated October 18, 2021

By: Rebecca Kelly Bembry Trustee
Rebecca Kelly Bembry, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Rebecca Kelly Bembrywith whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Successor Trustee of the Ada Ruth Kelly Revocable Living Trust dated October 18, 2021, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand, at office, this 20th day of November, 2023.

C. Loy Carney

Notary Signature
My commission expires:

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

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

Certificate of Authenticity

I, Joshua A. Terry, 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 11/20/23.

Affiant Signature – Joshua A. Terry

11/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/22/23

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON