THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027

Karen Johnson Davidson County
Batch# 1081740 DEEDWARR
12/14/2023 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231214-0096464

DEED CREATING TENANCY BY THE ENTIRETY

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Cooper Alan Samuels, Affiant

Subscribed and sworn to before me,
this 14th day of December, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Cooper Alan Samuels and Alex Nicole Kelly 5319 Lancelot Road Brentwood, TN 37027	Cooper Alan Samuels and Alex Nicole Kelly 5319 Lancelot Road Brentwood, TN 37027	083-01-0-440.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **ALEX NICOLE KELLY** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **COOPER ALAN SAMUELS and ALEX NICOLE KELLY**, husband and wife, as tenants by the entirety (collectively, the "Grantee"), their successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows

Land in Davidson County, Tennessee, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1974, and being parts of Lots 21 and 22 of the

James Burns Subdivision of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Granada Avenue South 87 degrees 18' 16" East 241.19 feet from the Northeast corner of the property of James U. Locke, Jr., et ux, of record in Book 4324, Page 687, Register's Office for said County; thence along the Southerly margin of Granada Avenue South 87 degrees 18'16" East 60.00 feet to a point; thence, South 03 degrees 50' 51" West 120 feet to a point; thence North 87 degrees 18' 16" West 60.00 feet to a point; thence North 3 degrees 30' 51" East 120.00 feet to the point of beginning.

Said property described above also know as Lot No. 1 on the Plan of the Resubdivision of Portions of Lots 21-23 and a 15' strip as shown on the James Burns Subdivision, of record in Plat Book 4885, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed by Nash BNB, LLC, a Delaware Limited Liability Company to Alex Nicole Kelly and Zachary Rogers as tenants with right of survivorship by Warranty Deed dated April 27, 2018, of record as Instrument Number 20180502-0041700, in the Register's Office for Davidson County, Tennessee. In a subsequent Quitclaim Deed dated May 17, 2018, Alex Nicole Kelly and Zachary Rogers, as tenants with right of survivorship conveyed the property to Alex Nicole Kelly and Zachary Rogers, as tenants in common, of record as Instrument Number 20180521-0048166, in the Register's Office for Davidson County, Tennessee. In a second subsequent Quitclaim Deed dated December 12, 2022, Zachary Rogers conveyed his ownership in the property to Alex Nicole Kelly, of record as Instrument Number 20221228-0133072, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 920 Granada Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This deed is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Grantee.

SIGNED this the 14th day of December, 2023.

ALEX NICOLE KELLY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEX NICOLE KELLY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of December, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public

My Commission Expires: 8/6/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 December 14, 2023

12-14-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of December, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

