Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-9R-23-308

Karen Johnson
Batch # 1083621
12/19/2023 12:10:26 PM
Fees: $13.00 Taxes: $1,239.13

Davidson County
DEEDWARR
2 pgs

20231219-0097763

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$334,900.00**

Subscribed and sworn to before me this 15th day of December, 2023.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kevin Shelton & David Shelton **308 Slayton Drive** **Nashville, TN 37115**	Same as New Owner	**033-16-0-161.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Richard A. Kyle and Brandi L. Kyle, husband and wife,** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Kevin Scott Shelton and David Scott Shelton, as tenants in common with right of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 153, as shown on the map entitled Primrose Meadows, Section 2, of record in Book 4860, page 105, as amended in Book 5633, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICHARD A. KYLE, by deed from SUSAN HUNT, UNMARRIED, of record as Instrument No. 20100611-0045432, dated June 7, 2010, said Register's Office.

RICHARD A. KYLE, A NOW MARRIED MAN JOINED BY HIS SPOUSE BRANDI L. KYLE, conveyed said property unto themselves as RICHARD A. KYLE AND BRANDI L. KYLE, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20170313-0024637, dated December 19, 2016, said Register's Office.

This is improved property known as: 308 Slayton Drive, Nashville, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 15th of December, 2023.

Richard A. Kyle

Richard A. Kyle

Brandi L Kyle

Brandi L. Kyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Richard A. Kyle and Brandi L. Kyle,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this ~~the~~ 15th day of December, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026