Karen Johnson Davidson County
Batch# 1100445 DEEDWARR
02/12/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20240212-0009810

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

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$199,000.00**

Subscribed and sworn to before me this 12th day of February, 2024.

Notary Public **Affiant**

My Commission Expires: 4/26/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Music City Financial, LLC **828 Royal Parkway** **Nashville, TN 37214**	Same as New Owner	**042-11-0B-045.00 CO**

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 **Brandon Keith Kelley, married,** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Music City Financial, LLC, a Texas Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 165 as shown by plat and survey of Section One, Heritage Village, a Horizontal Property Regime, of record in Plat Book 4460, Page 110, Register's Office for said County, and described in the Master Deed of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, Book 6484, Page 287, Book 9645, Page 906 and as Instrument Number 20040804-0093767, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to DENISE W. KELLEY, UNMARRIED, by deed from SARA ROGERS, EXECUTRIX OF THE ESTATE OF SARA T. BURTON, DECEASED, of record in Instrument No. 20051129-0143528, dated November 22, 2005, said Register's Office. The said Denise W. Kelley died testate on or about November 4, 2022. Pursuant to her will of record in the Seventh Circuit Davidson County, Tennessee Probate Court, Docket No. 23P44 appoints BRANDON KEITH KELLEY, EXECUTOR OF THE ESTATE OF DENISE W. KELLEY. BRANDON KEITH KELLEY, EXECUTOR OF THE ESTATE OF DENISE W. KELLEY further conveyed to BRANDON KEITH KELLEY, by Executors Deed of record in Instrument No. 20230425-0030236, dated April 24, 2023, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 165 Heritage Trace Drive, Madison, 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 12th of February, 2024.

Brandon Keith Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Brandon Keith Kelley,** 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 12th day of February, 2024.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright
NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **2/12/2024** [DATE].

AFFIANT SIGNATURE

2/12/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **12th** day of **February**, 2024.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

