Karen Johnson Davidson County
Batch# 1102395 DEEDWARR
02/20/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,263.48
20240220-0011386

WARRANTY DEED

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $611,750.00

Cheryl Blender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2024

Elizabeth J. Barnes
Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katelin Elizabeth Shea	Same	
(NAME)	(NAME)	
2322 Knowles Ave		105-14-0C-064.00-CO
(ADDRESS)	(ADDRESS)	
Nashville , TN 37204		
(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, **Jeffrey Kelley, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katelin Elizabeth Shea, unmarried woman** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 2322 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Grant Winston Kelley, unmarried man, by Warranty Deed from Heather Garnett MacNew, an unmarried woman, dated December 2, 2020, of record in Instrument No. 20201204-0141268, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Grant Winston Kelley, unmarried man, as to a 50% interest as tenant in common, and Jeffrey Kelley, a married man,as to a 50% interest as tenants in common, by Quitclaim Deed from Grant Winston Kelley, unmarried man, dated February 2, 2023, of record in Instrument No. 20230206-0008513, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Jeffrey Kelley, a married man, by Quitclaim Deed from Grant Winston Kelley, unmarried man, as to a 50% interest as tenant in common, and Jeffrey Kelley, a married man, as to a 50% interest as tenant in common, dated May 13, 2023, of record in Instrument No. 20230517-0036886, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or

other marital interest.

unimproved ☐

This is improved ☑ property, known as 2322 Knowles Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Declaration of Covenants, Conditions and Restriction for the Master Regime of record in Instrument No. 20070525-0062832; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070604-0065994; Instrument No. 20070614-0071575 and Instrument No. 20070822-0100253; Charter of record in Instrument No. 20070703-0079126; Storm Water Detention Agreement of record in Instrument No. 20060623-0075219; Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060623-0075251; Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082; Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819; all of record in the 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 hand this 16th day of February, 2024.

Jeffrey Kelley

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeffrey Kelley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of February, 2024.

Notary Public
My Commission Expires: 11.20.2024

File No.: 38178

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 16, 2024.

J. Carlton Drumwright

February 16, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 16, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY