Karen Johnson Davidson County
Batch# 1104211 DEEDWARR
02/23/2024 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20240223-0012519

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

John B Kelly
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22 day of February, 2024.

C. Loy Carney
Notary Public

(Affix Seal)

My Commission Expires:

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

2024-01-1473

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Bickham Kelly and Carson Hilliard Kelly 111 Bowling Avenue Nashville, TN 37205	Cardinal Financial Company, LP DBA Peoples Home Equity PO Box 961292 Fort Worth,TX 76161- 0292	Map/Parcel 104-05-0-253.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David P. V. Bichell and Terry Jo V. Bichell, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **John Bickham Kelly and Carson Hilliard Kelly, a married couple**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 321 on the Plan of Richland Realty Co's First Addition to Subdivision "B" of record in Plat Book 332, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David P. V. Bichell and Terry Jo V. Bichell, husband and wife by Warranty Deed from Layng Martine, III, unmarried of record in Instrument No. 20200713-0076480 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 13, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 111 Bowling Avenue, Nashville, TN 37205.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, 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.

Effective the 15th day February, 2024.

David P. V. Bichell

Terry Jo V. Bichell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2024, before me personally appeared David P. V. Bichell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of February, 2024.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16 day of February, 2024, before me personally appeared Terry Jo V. Bichell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of February, 2024.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

True Copy Certification

I, **Tammy Carney,** 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 this the ~~22nd~~ 15th day of February, 2024.

Affiant Signature

Date 2-22-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027