Karen Johnson Davidson County
Batch# 1118125 DEEDWARR
04/03/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,505.75
20240403-0023239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $947,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

G-TG-24-3901

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Kells and Lucy Kells	First National Bank of Middle Tennessee	
(NAME)	(NAME)	
3901 Brush Hill Road	322 N Front Street	**062-09-0-005.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA MCCLEAREN AND JAMES HUBBARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID KELLS AND LUCY KELLS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the southerly part of Lot No. 8 of Block "I" and a 25' strip adjacent to and S of said Lot No.8 as shown on plat of Jackson Park, Section 3, not of record, described together according to a survey made by Z.J. Wilkinson, Surveyor, September 1, 1950, as follows:

Beginning on the westerly margin of Brush Hill Road at a point 138' S of the corner of Lots Nos. 7 and 8; thence westwardly 279' to a point in the easterly line of the property conveyed by Deed of record at Book 1733, page 217, said Davidson County Register's Office, said point being 100' S to the center of Riverwood Drive, now abandoned; thence with the center of said abandoned drive N 39°30'E 210' to the westerly margin of Brush Hill Road; thence with same, northwardly 175' to the Beginning.

Being part of the same property conveyed to Brenda McClearan and James Hubbard by Quitclaim Deed from Brenda McClearan as Successor Trustee of the Robert Cole Revocable Living Trust Agreement dated February 22, 2011 of record in Instrument No. 20200608-0058301, Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on June 8, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and all subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3901 Brush Hill Road, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF APRIL, 2024.

Brenda McClearen

James Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of April, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of April, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 2nd day of April, 2024.

Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 2nd day of April, 2024

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025