# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118311 DEEDWARR
04/03/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240403-0023511

B-WR-24-01208A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

**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) |
|---|---|---|
| **Tami Scully and William Scully** | **Tami Scully and William Scully** | |
| (NAME) **1165 Woodcreek Lane** | (NAME) **1165 Woodcreek Ln** | **118-01-0D-001.00-CO** |
| (ADDRESS) **Hoffman Estates, IL 60169** | (ADDRESS) **Hoffman Estates, IL 60169** | |
| (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, **AARON BLAKE QUATTLEBAUM AND KAITLIN MARIE KELTNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMI SCULLY AND WILLIAM SCULLY, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit No. A, also known as 81A, together with the appurtenant interest in the common elements of Kirkwood Townhomes, a Horizontal Property Regime with Private Elements established by Declaration in Instrument No. 20070524-0062286, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration, and being located upon Lot No. 81 on the plan of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron Quattlebaum and Kaitlin Keltner, husband and wife by Warranty Deed from Timothy William Bush and Allyson Suzanne Bush, husband and wife of record in Instrument No. 20211118-0153415 Register's Office for Davidson County, Tennessee, dated November 11, 2021 and recorded on November 18, 2021.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070524-0062286, Register's Office for Davidson County, Tennessee.
- Storm Sewer and Drainage Ditch of record in Book 3505, Page 510, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1208A Kirkwood Ave, Nashville, Tennessee 37212**.

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 1st DAY OF APRIL, 2024.

Aaron Blake Quattlebaum

Kaitlin Marie Keltner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON BLAKE QUATTLEBAUM, 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 1st of April, 2024.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAITLIN MARIE KELTNER, 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 1st of April, 2024.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)




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

# Certificate of Authenticity

I, Joshua A. Terry, 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 4/1/2024.

Affiant Signature – Joshua A. Terry

4/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/3/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27