This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 15th day of April, 2024.

Notary Public
My commission expires: 6/14/26

Karen Johnson Davidson County
Batch# 1123176 DEEDWARR
04/16/2024 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240416-0026884

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gilbert T. Kelly and Sonja Brantley Kelly Living Trust 1521 Royal Street Madison, TN 37115	New Owner	051-10-0C 005.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GAYLE J. CARVER, WIDOWED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GILBERT T. KELLY AND SONJA BRANTLEY KELLY LIVING TRUST DATED MAY 26TH, 2021, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 5, on the plan of Royal Trace Condominiums, a copy of which is recorded in Book 6687, page 892, in the Register's Office for Davidson County, Tennessee, as Exhibit A to the Master Deed of Royal Trace Condominiums of record in Book 6687, page 883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with an undivided interest in the common elements of pertinent to said unit as set forth in Master Deed of record in Book 6687, page 883, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gayle J. Carver, a married woman, by deed dated 02/01/2010, from Ann M. Dyer and Jean M. Bullard, Joint Successor Trustees of The Helen F. DuBose Revocable Living Trust dated October 9, 2004, a 50% undivided interest, Velma Jean Pearce Atwood and Thomas Atwood, an undivided 16.67 interest, and Mary Katherine Startup Greer and Peggy Motley and Carolyn Startup Workman, an undivided 33.33% interest, of record in Instrument No. 20100210-0010285, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1521 Royal Street, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

gje

Witness my hand this the 15th day of April, 2024.

Gayle J. Carver

Gayle J. Carver

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gayle J. Carver, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2024.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/15/24.

Affiant Signature

4/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY