Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
G #37209-8

Box #14

WARRANTY DEED

Karen Johnson
Batch # 1126053
04/23/2024 10:38:36 AM
Fees: $13.00 Taxes: $5,920.00

Davidson County
DEEDWARR
2 pgs

20240423-0029103

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,600,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2024.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher K. Friedman **Anna K. Friedman**	**Christopher K. Friedman** **Anna K. Friedman**	**Map 104-09-0 Parcel 099.00**
3811 Richland Avenue	**3811 Richland Avenue**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark H. Kelly and Mary H. Weaver Kelly, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher K. Friedman and Anna K. Friedman, husband and wife

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 the easterly 75 feet of Lot 10 of Block 9, on the Plan of Richland Realty Company's Division "A", as of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee, to which said plan shows said property divided into blocks but does not show the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said part of Lot 10 fronts 75 feet on the southerly side of Richland Avenue and runs back between parallel lines, parallel with and 300 feet west of the westerly margin of Christopher Street, 200 feet to a dead line.

Being the same property conveyed to Mark H. Kelly and wife, Mary H. Weaver Kelly, by Warranty Deed dated January 6, 1997, from Robert Louis Mode and wife, Carol Ann L. Mode, of record in Book 10314, Page 86, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 161, Page 151, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3811 Richland 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 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/our hand(s) this **22nd** day of **April, 2024.**

Mark H. Kelly

Mary H. Weaver Kelly

Mark H. Kelly

Mary H. Weaver Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark H. Kelly and Mary H. Weaver Kelly,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **April, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24