WARRANTY DEED

Karen Johnson Davidson County
Batch# 1130769 DEEDWARR
05/03/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20240503-0032768

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $369,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/03/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-10307-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Abagail Lyn Baker and Joseph Ryan Ferrelli	**Old National Bank**	059-14-0-144.00
3835 Crouch Drive	**2002 Richard Jones Road**	
Nashville, TN 37207	**Nashville, TN 37215**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kepley Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abagail Lyn Baker and Joseph Ryan Ferrelli, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 71, REVISED PLAN OF PORTION OF HAYNES MANOR, SECTION 1, as shown on plat of record in Plat Book 3700, Page 33, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 71 fronts 84 feet on the Southerly side of Crouch Drive, extends back 130.7 feet on the Easterly side and 129.5 on the Westerly side to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to Woodrow W. Campbell and wife, Florence W. Campbell, by Warranty Deed from Cumberland Builders, Inc., of record in Book 4168, Page 138, in the Register's Office of Davidson County, Tennessee, dated September 05, 1967 and recorded on September 06, 1967. The said Woodrow W. Campbell having since died on January 08, 1986 and Florence W. Campbell having since died on January 11, 1981 devising subject property to Dorothy Berry Campbell for life with remainder to Beverly Lee Evans.

Being the same property conveyed to Kepley Properties, LLC, by Warranty Deed from Dorothy Berry Campbell, for life and Beverly Lee Evans, remainder, of record in Instrument No. 20230823-0066022, in the Register's Office of Davidson County, Tennessee, dated August 21, 2023 and recorded on August 23, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 3835 Crouch Drive Nashville, TN 37207

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 in 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 hand on May 2nd 20244.

Kepley Properties LLC, a Tennessee Limited Liability Company

By: Heidi Thomas

Heidi Thomas, Authorized Agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Heidi Thomas, Authorized Agent for Kepley Properties LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 2nd, 2024.

Notary Public

My Commission Expires: 2/27/28

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File #: 2024-10307-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 2, 2024**.

Affiant Signature

05/03/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 3, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY