Karen Johnson Davidson County
Batch# 1132759 DEEDWARR
05/09/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,104.30
20240509-0034068



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $839,000.00

Jenna R. Peden
Affiant

Subscribed and sworn to before me, this 8th day of May, 2024.

Sarah Hazlewood
Notary Public
My commission expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Alexandra Miller **Stephen Miller**	American Pacific Mortgage	**172100B13500CO**
408 Caledonian Ct	580 Menlo Dr., Ste 2	
Nashville, TN 37211	Rocklin, CA 95661	

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

Lane Kelly and Shirley Si Chen Kelly, husband and wife

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

Stephen Miller and Alexandra Miller, 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 Lot No. 27, Plan of Christiansted Valley, Phase Three, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lane Kelly and Shirley Is Chen Kelly, husband and wife, by Warranty Deed from Berley A Dodson and Patty J Dodson, husband and wife, dated December 13, 2021, of record in Instrument No. 20211217-0167003, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706, and amended in Book 5720, page 183, said Register's Office.

Storm Water Detention Agreements of record in Book 11628, page 8, and Instrument No. 20050607-0065120, said Register's Office.

Declaration of Shared Turnaround Easement of record in Instrument No. 20070817-0098507, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 408 Caledonian Ct, Nashville, TN 37211.

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 and assigns forever; and we do covenant with 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.

_____ Date: 4/29/24
Lane Kelly

_____ Date: 4/29/24
Shirley Si Chen Kelly

STATE OF WASHINGTON

COUNTY OF KING

Personally appeared before me, a Notary Public of said County and State, Lane Kelly and Shirley Si Chen Kelly, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of APRIL, 2024.

Notary Public
State of Washington
YARYNA KOSMIN
LICENSE # 179123
MY COMMISSION EXPIRES
SEPTEMBER 29, 2024

_____
NOTARY PUBLIC

My Commission Expires: 09/29/2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 29, 2024** (date of document).

Affiant Signature

May 8, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25