WARRANTY DEED

Karen Johnson Davidson County
Batch# 1137444 DEEDWARR
05/21/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240521-0037591

File #24-TC-2301-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Adley Pease and Logan Nicole Sommers	**NEW OWNER**	
(NAME)	(NAME)	**084 11 0 205.00**
930 Vintage Jones Way, Apt 7		
(ADDRESS)	(ADDRESS)	
Raleigh, NC 27606		
(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,

MICHELLE KELLUM, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELIZABETH ADLEY PEASE AND LOGAN NICOLE SOMMERS, A MARRIED COUPLE,

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 Lot No. 265 on the Plan of A SUBDIVISION OF C.R. QUARLES LANDS MAPLECREST, of record in Plat Book 1835, Page 27 & 28, in the Register Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle Kellum, Unmarried, by Warranty Deed from Belinda S. Spray, Unmarried, of record in Instrument No. 20210308-0029951, in the Register's Office of Davidson County, Tennessee, dated March 08, 2021 and recorded on March 08, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF C.R. QUARLES LANDS MAPLECREST, as recorded in Plat Book 1835, Page(s) 27 & 28.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2301 Weona Drive, Nashville, TN 37214**.

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 20th day of May, 2024.

Michelle Kellum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2024, before me personally appeared Michelle Kellum, to me known (or proved to me on the basis of satisfactory evidence), to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, Tonya Cherry, 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 this the 20 day of May, 2024.

Affiant Signature

Date 5/20/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027