Karen Johnson Davidson County
Batch# 1137774 DEEDWARR
05/22/2024 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $643.80
20240522-0038040

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-24-2115

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Anna Triplett 1024 Kellow Street Nashville, TN 37208	DAS Acquisition Co, LLC 12140 Woodcrest Executive Dr., Ste 150 St. Louis, MO 63141	081-03-1M-001.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

James Patrick Brakefield and Stephanie L. Brakefield, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna Triplett, single woman

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 Unit No. A, on the Homes at 1024 Kellow, a Horizontal Property Regime with private elements, as shown in Exhibit "C", of the Declaration of Covenants, Conditions and Restrictions for Homes at 1024 Kellow, of record in Instrument No. 20181003-0098203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James Patrick Brakefield and Stephanie L. Brakefield, husband and wife by Warranty deed from Administrator of the Estate of Bettye Adams and Bridget Felecia Lane and Phyllis D. Adams of record in Instrument No.

20180501-0040925 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018. (Value or consideration shown in aforementioned deed $202,500.00.) Reference is made to the Agreed Order and Order of Voluntary Nonsuit Dismissing Tenncare's Petition to Sell Real Estate in the Estate of Bettye Adams in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 17P704.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 1024 Kellow Street, Nashville, TN 37208

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 so 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 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.

Dated this the 15th day of May, 2024.

James Patrick Brakefield

Stephanie L. Brakefield by James Patrick Brakefield, atty-in-fact 5-15-24

Stephanie L. Brakefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2024, before me personally appeared James Patrick Brakefield and Stephanie L. Brakefield, to me known 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 15th day of May, 2024.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/24.

Affiant Signature – Joshua A. Terry

5/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/21/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27