Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-24-5909

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED SIX THOUSAND AND 00/100 (406,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of June, 2024. Notary Public MY COMMISSION EXPIRES: 05/08/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1149852 DEEDWARR
06/24/2024 02:16:15 PM 2 pgs
Fees: $13.00 Taxes: $1,502.20
20240624-0046906

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Aspen Arias and Scott Mathis (NAME)	**NEW OWNER** (NAME)	**171 02 0A 054.00**
5909 Stone Brook Drive **Brentwood, TN 37027** (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of June, 2024, the undersigned, **JAMES C. KELSOE, III AND LARA KELSOE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ASPEN ARIAS, AND SCOTT MATHIS,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **5909 Stone Brook Drive, Brentwood, TN 37027** and more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 54 on the Condominium Site Plan, PHASE 2, BRENTWOOD VILLA, a condominium, a Horizontal Property Regime, located on Stonebrook Drive, Davidson County, Tennessee as shown on the plat of BRENTWOOD VILLA, condominium apartments, recorded in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 185, said Register's Office, and described in a Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, as re-recorded in Book 7143, Page 18, as amended in Book 7266, Page 84 and in Book 7423, Page 574, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of BRENTWOOD VILLA, Condominium Apartments contained in the Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, as re-recorded in Book 7143, Page 18, amended in Book 7266, Page 84 and Book 7423, Page 574; By-Laws of record in Book 6923, Page 986, amended in Book 7423, Page 567 and Book 8074, Page 564, all in the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James C. Kelsoe, III, Unmarried Man, by Warranty Deed from Timothy J. Ostrom, an unmarried man, of record in Instrument No. 20190624-0060538, in the Register's Office of Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of June, 2024.

GRANTOR: James C. Kelsoe III

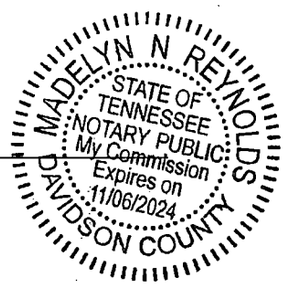
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **James C. Kelsoe III**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of June, 2024.

Notary Public

My Commission Expires



GRANTOR: Lara Kelsoe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Lara Kelsoe**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of June, 2024.

Notary Public

My Commission Expires

