THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4667
Parcel ID: 113-00-0-002

Property Address:
8436 Old Charlotte Pike, Pegram, TN 37143

Karen Johnson Davidson County
Batch# 1156406 DEEDWARR
07/10/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,112.70
20240710-0051775

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New owner

Address of New Owner:
8436 Old Charlotte Pike
Pegram, TN 37143

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MONTY KELSO and CHRISTA KELSO, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ADAM NOEL P. ACOSTA, an unmarried man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Certain real property situate in the 8th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at the Troxel and Lewis corner of Charlotte Pike, where the eastern line of Entry No. 1670 crosses said Pike, and running thence north, with Lewis's line, 745 feet to an iron pin on the bank of the creek; thence running west 210 feet to an iron pin with dogwood tree for a pointer; thence running back southwardly 745 feet to the center of Charlotte Pike; thence eastwardly with the center of said Pike 210 feet to the point of beginning, containing 3 1/2 acres.

Being the same property conveyed to MONTY KELSO and CHRISTA KELSO, husband and wife by Deed dated August 18, 2021 from CREATE AND CONSTRUCT, LLC, recorded August 26, 2021, in Instrument Number 20210823-0115381 and corrected in Instrument Number 20210928-0130079, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 8436 Old Charlotte Pike, Pegram, TN 37143.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. No insurance is afforded as to the exact acreage contained in the property described herein.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this _____ day of July, 2024.

MONTY KELSO

CHRISTA KELSO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MONTY KELSO and CHRISTA KELSO, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 8th day of July, 2024.

Notary Public

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:
7/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $571,000.00.

Affiant

SWORN TO and subscribed before me on this 9 day of July, 2024.

Notary Public

STEPHEN SISCO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires:
1/11/2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robyn DuBray, 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 July 8, 2024.

Robyn DuBray
Custodian's Signature

7.9.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th **day of** July, **2024.**

Stephen Sisco
Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON