This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1156637 DEEDWARR
07/11/2024 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240711-0052068

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DAVID B. KELLEY, Trustee MARY ELIZABETH KELLEY, Trustee KELLEY REVOCABLE LIVING TRUST Dated January 11, 2024 1717 Park Terrace Lane Nolensville, TN 37135	SAME	188-10-0-A-123.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this July 11, 2024.

MATTHEW SCHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Notary Public

My Commission Expires: 3-18-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, DAVID B. KELLEY and BETH H. KELLEY, who is one and the same as MARY ELIZABETH KELLEY, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DAVID B. KELLEY and MARY ELIZABETH KELLEY, Trustees of the KELLEY REVOCABLE LIVING TRUST, dated January 11, 2024, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this January 11, 2024.

By: _____
DAVID B. KELLEY

_____
BETH H. KELLEY

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 DAVID B. KELLEY and BETH H. KELLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 11, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being all of Lot No. 123 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123, Final Plat, of record in Plat Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to DAVID B. KELLEY and BETH H. KELLEY, husband and wife, by Warranty Deed of record from SHANA JACOBSON, and unmarried woman, and CHERI JOHNSON, an unmarried woman, tenants in common with right of survivorship, in Instrument No. 20201208-0143018, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan as recorded in Plat Instrument No. 20070807-0093935; Restrictions recorded in Instrument No. 20070627-0076582, as Amended in Instrument No. 20080515-0049892 and Instrument No. 20171002-0100689, Scrivener's Affidavit in Instrument No. 20171220-0129697, as Supplemental Declaration in Instrument No. 20070821-0099817; Instrument No. 20070821-0099818; Instrument No. 20171002-0100688; Instrument No. 20190321-0025936, as Assignment and Assumption of Declarant Rights in Instrument No. 20171002-0100690; Restrictions recorded in Record Book 757, Page 3339, as Amended in Record Book 846, Page 3214; Record Book 1756, Page 1634, Scrivener's Affidavit in Record Book 1756, Page 1643, as Supplemental Declaration in Record Book 1756, Page 1619; Record Book 1756, Page 1624; Record Book 1756, Page 1629; Record Book 1757, Page 3919, as Assignment and Assumption of Declarant Rights in Record Book 1756, Page 1639; Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20070627-0076581, as Amended in Instrument No.

20080515-0049893; Instrument No. 20180125-0008094; Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Record Book 757, Page 3304, as Amended in Record Book 846, Page 3220; Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070703-0079178; Easement for Right of Way recorded in Book 4588, Page 484; Easement for Right of Way recorded in Deed Book 210, Page 168; Easement recorded in Instrument No. 20070123-0009057 and Instrument No. 20121121-0107595 and Instrument No. 20140827-0078032; Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in Instrument recorded in Instrument No. 20070711-0082648; Parking Easement and Maintenance Agreement as set forth in Instrument recorded in Instrument No. 20180719-0070523; Stormwater Detention Agreement as set forth in Instrument recorded in Instrument No. 20070702-0078669; Notice of Hold on Building Permits of record in Instrument No. 20100218-0012598; all of record in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1717 Park Terrace Lane, Nolensville, Tennessee 37135.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 11, 2024 (date of document).

Signature

7-11-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of July, 2024.

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028