Karen Johnson Davidson County
Batch# 1182236 DEEDWARR
09/16/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,655.49
20240916-0071432

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848570** STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $717,700.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2024. Notary Public My Commission Expires: 8/8/2027

WARRANTY DEED

Address New Owner: Carolyn Kelly 1707B Allison Place Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 11 0J 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor Brenize NKA Taylor Guarneri, married, and Randy L. Brenize and Pamela J. Brenize, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Carolyn Kelly, an unmarried person**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1707 Allison Place Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1707 Allison Place Cottages, a Horizontal Property Regime, of record in Instrument No. 20150713-0067641, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Taylor Brenize, unmarried and Randy L. Brenize and Pamela J. Brenize, Husband and Wife, by Warranty Deed from GMAT Holdings, GP, of record in Instrument No. 20160629-0066550, in the Register's Office of Davidson County, Tennessee, dated June 17, 2016 and recorded on June 29, 2016.

Taylor Brenize is n/k/a Taylor Guarneri. Said property was never the marital residence of Grantors and is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Allison Subdivision, as recorded in Plat Book 547, Page 74.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150713-0067641.

This is improved property located at 1707B Allison Place Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2024.

Taylor Guarneri

Randy L. Brenize by Taylor Guarneri as Attorney-in-fact
Randy L. Brenize by Taylor Guarneri as Attorney-in-fact

Pamela J. Brenize by Taylor Guarneri as Attorney-in-fact
Pamela J. Brenize by Taylor Guarneri as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor Guarneri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2024.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Taylor Guarneri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Randy L. Brenize and Pamela J. Brenize and that she is authorized by Randy L. Brenize and Pamela J. Brenize to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of September, 2024.

Notary Public
My Commission Expires: _____

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **September 11, 2024**.

Affiant Signature

September 16, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

16th day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires