WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1190857
10/07/2024 02:11:27 PM
Fees: $13.00 Taxes: $4,495.50

Davidson County
DEEDWARR
2 pgs

20241007-0077842

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cassianne Robinson-Cohen and Rosanna Marshall	**Nations Lending Corporation #32416**	
(NAME)	(NAME)	**103-07-0A-002.00-CO**
400 Greenway Glen Way	**4 Summit Park Drive, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Independence, OH 44131**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE BRETT G. KELLEY LIVING TRUST DATED SEPTEMBER 30,2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASSIANNE ROBINSON-COHEN AND ROSANNA MARSHALL, MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Greenway Glen Subdivision of record in Plat at Instrument No. 20090127-0007125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett Kelley, an unmarried man by Warranty Deed from Hauco, LLC, a Tennessee limited liability company of record in Instrument No. 20150325-0025620 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on March 25, 2015.

Being the same property conveyed to Brett G. Kelley, trustee of the Brett G. Kelley Living Trust dated September 30, 2020 by Quitclaim Deed from Brett Kelley, an unmarried man of record in Instrument No. 20201005-0115235 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 05, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20090127-0007125, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090116-0004307, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20080421-0040552, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary Sewers and/or Storm drainage, water mains, pumps and appurtenances of record in Instrument Number 20060913-0113090, in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Deed of Easement of record in Instrument Number 20120302-0018674, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070821-0100104, in the Register's Office for Davidson County, Tennessee.
- Dedicated Conservation Greenway, Public Utility and Public Access Trail of record in Instrument Number 20170324-0028953, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Greenway Glen Way, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 3rd DAY OF OCTOBER, 2024.

The Brett G. Kelley Living Trust dated September 30,2020

BY:_____
Brett G. Kelley
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT G. KELLEY, TRUSTEE of THE BRETT G. KELLEY LIVING TRUST DATED SEPTEMBER 30,2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of October, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212