Karen Johnson Davidson County
Batch# 1191351 DEEDWARR
10/09/2024 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20241009-0078481

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF October, 2024. Notary Public MY COMMISSION EXPIRES: 7-7-25 (AFFIX SEAL)

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-464

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angela Shields Scalise	Same as new owner	103 04 0 141.00
(NAME) 4210 Utah Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christine Marie Kelly, Successor Trustee of the Alice Faye Kelly Revocable Trust dated May 29, 2024** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Angela Shields Scalise** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4210 Utah Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 9th day of October, 2024.

GRANTOR:

Alice Faye Kelly Revocable Trust dated May 29, 2024

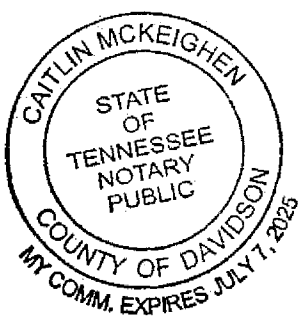
By: _____
Christine Marie Kelly, Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Christine Marie Kelly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Successor Trustee of the Alice Faye Kelly Revocable Trust dated May 29, 2024, the within named Grantor, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Successor Trustee of the Trust.

WITNESS my hand, at office, this 9 day of October, 2024.



_____
Notary Public

My Commission Expires: 7-7-25

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 92 on the Plan of WEST END ANNEX, as of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot 92 fronts 50 feet on the Northerly side of Utah Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Alice Kelly, a single woman, by Warranty Deed from Delmas Ernie White, unmarried, Elaine Carolyn Bates, unmarried, Nancy Jeannette Baio, unmarried and Clyde Raymond White, Married, of record in Instrument No. 20031216-0179573, in the Register's Office of Davidson County, Tennessee, dated December 12, 2003, and recorded on December 16, 2003.

Being the same property conveyed to Alice Faye Kelly, Trustee of the Alice Faye Kelly Revocable Trust, by Quitclaim Deed from Alice Kelly, of record in Instrument No. 20240530-0040114, in the Register's Office of Davidson County, Tennessee, dated May 29, 2024, and recorded on May 30, 2024. Christine Marie Kelly is the Successor Trustee of the Alice Faye Kelly Revocable Trust; see Certificate of Trust of record in Instrument No. 202410090078480, said Register's Office.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 October 9, 2024.

Signature
Date: October 9, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 9th day of October, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025