THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 24104155**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2024. Notary Public My Commission Expires: 5-9-26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Karen Johnson Davidson County
Batch# 1207190 DEEDWARR
11/20/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20241120-0090535

WARRANTY DEED

Address New Owner: Patrick D. Kelly and Casey M. Kelly 4305 Colorado Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0-258.00

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, **Jonathan Mark Cleghon and Charlotte Stacey Cleghon, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick D. Kelly and Casey M. Kelly, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 30, as shown on the map entitled West End Annex of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said lot fronts 50 feet on the south side of Colorado Avenue and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to JONATHAN MARK CLEGHON AND WIFE, CHARLOTTE STACEY CLEGHON, by deed from J. SETH JENNINGS AND WILLIAM H. SMALLMAN, of record in Instrument No. 20111201-0093659, dated November 22, 2011, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 103-04-0-258.00.

Matters shown on the Plan of record in Plat Book 331, page 61, said Register's Office.

This is improved property located at 4305 Colorado Avenue Nashville TN 37209

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 19th day of November, 2024.

Jonathan Mark Cleghon

Charlotte Stacey Cleghon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Mark Cleghon and Charlotte Stacey Cleghon, 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 19th day of November, 2024.

Notary Public

My Commission Expires: 5/9/26

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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 November 19, 2024.

Signature
Date: November 19, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 19th day of November, 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