BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1213056
12/06/2024 09 46 58 AM
Fees $13 00 Taxes $11,655 00

Davidson County
DEEDWARR
2 pgs

20241206-0094804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF Dec 2024

Notary Public

MY COMMISSION EXPIRES: (OFFICIAL)

DYLAN OTTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dylan Matthew Kelley and Takara Sewitt	First Bank ISAOA/ATIMA	
(NAME)	(NAME)	
708 Sills Ct	722 Columbia Ave.	146 07 0 003 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **712 SILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYLAN MATTHEW KELLEY AND TAKARA SEWITT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 3 on the Plan of CREIGHTON MEADOWS, of record in Plat Book 2854, Page 48, 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 712 Sills, LLC, A Tennessee Limited Liability Company, by Quit Claim Deed from White Pines Building Group, LLC, of record in Instrument No. 20240315-0018270, in the Register's Office of Davidson County, Tennessee, dated March 15, 2024 and recorded on March 15, 2024.

Being the same property conveyed to White Pines Building Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Grace M. McKay, A Married Woman, of record in Instrument No. 20210719-0096423, in the Register's Office of Davidson County, Tennessee, dated July 13, 2021 and recorded on July 19, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 708 Sills Ct , Nashville, TN 37220
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 3rd day of December, 2024

712 SILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: X _____
JAY T. PENNINGTON, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jay T. Pennington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of 712 Sills, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 3rd day of December, 2024.

Commission expires.

_____
Notary Public

My Commission Expires 10/4/27