Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1215980
12/13/2024 10 16 11 AM
Fees $13 00 Taxes $1,979 50

Davidson County
DEEDWARR
2 pgs

20241213-0096907

File No EY-24-8287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Hilary Roberts Cumbest	NEW OWNER	
(NAME)	(NAME)	156 00 0 056.00
7929 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/we, **Margaret Manning Kelly FKA Margaret Adelman, married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hilary Roberts Cumbest, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being in the 9th Civil District of Davidson County and State, being Lot No. 17, Harpeth Heights, Section 5, not of record, described according to survey made by Hal R. Swann, Jr., Surveyor, June 21, 1965, as follows:

Beginning on the Southerly margin of Highway No. 100, at a point 292 feet East of the Northeast corner of the property conveyed to Alvin W. Terrell and Son, Inc., by deed from E.U. Buchi and wife, of record in Book 3882, Page 487, Register's Office for Said County; Thence Southerly 300 feet; Thence Easterly 146 feet; Thence Northerly 300 feet to the Southerly margin of Highway No. 100; Thence with the same, Westerly 146 feet to the beginning.

BEING the same property conveyed to Margaret Adelman, single woman, from Erika L. Hastings, unmarried woman, by Warranty Deed dated March 8, 2019, and recorded March 11, 2019, in the Register of Deeds of the County of Davidson, Tennessee, in Instrument No. 20190311-0021771.

The said Margaret Adelman having since married and is now known as Margaret Manning Kelly. Samuel Brady Kelly joins in this conveyance to convey any interest he may have in the subject property, as the spouse of Margaret Manning Kelly.

This is property more commonly known as 7929 Highway 100, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 12th day of December, 2024.

Margaret Manning Kelly

Samuel Brady Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2024, before me personally appeared Margaret Manning Kelly and Samuel Brady Kelly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of December, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027