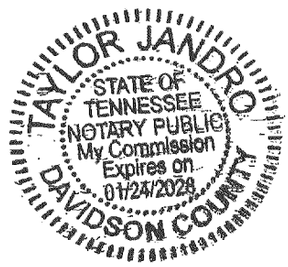
Karen Johnson Davidson County
Batch# 1229480 DEEDWARR
01/23/2025 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250123-0005189

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (335,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~16TH~~ 21st DAY OF JANUARY, 2025. TJ

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BRETT PATRICK KELLY AND JARON JAMES DAUGHERTY (NAME)	**NEW OWNER** (NAME)	**087 01 0A 053.00**
4281 CHESNEY GLEN DRIVE NASHVILLE, TN 37076 (ADDRESS)	**135 ATHENA STREET ENCINITAS, CA 92024** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of January, 2025, the undersigned, **JOHN O. IRWIN, II, TRUSTEE OF JOHN O. IRWIN, II REVOCABLE TRUST DATED AUGUST 18, 2015**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRETT PATRICK KELLY, A SINGLE MAN, AND JARON JAMES DAUGHERTY, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4281 CHESNEY GLEN DRIVE, NASHVILLE, TN 37076** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of SECTION 1B, CHESNEY GLEN, of record in Plat Book 9700, Page 289, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John O. Irwin, II, Trustee of the John O. Irwin, II Revocable Trust dated August 18, 2015, by Warranty Deed from James Fleming and wife Kerry Fleming, of record in Instrument No. 20160804-0081015, in the Register's Office of Davidson County, Tennessee, dated July 29, 2016, and recorded on August 04, 2016.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of January, 2025.

GRANTOR: JOHN O. IRWIN, II REVOCABLE TRUST DATED AUGUST 18, 2015
BY: JOHN O. IRWIN II
ITS: TRUSTEE

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JOHN O. IRWIN II** ~~with who I am personally acquainted~~, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **JOHN O. IRWIN, II REVOCABLE TRUST DATED AUGUST 18, 2015** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 16th day of January, 2025.

Notary Public

4/9/2028
My Commission Expires

KEVIN HILL
COMM. #2486517
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
APRIL 9, 2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 **January 16th, 2025**

Affiant Signature

01/16/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **16th** day of **January**, 20**25**.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY