Karen Johnson Davidson County
Batch# 1239594 DEEDWARR
02/21/2025 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20250221-0012994

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 1/2/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen Martini	NEW OWNER	188-10-0-A-123.00 CO
(NAME)	(NAME)	
1717 Park Terrace Ln		
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(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, David B. Kelley and Mary Elizabeth Kelley, Trustees of the Kelley Revocable Living Trust dated January 11, 2024, as tenants by the entireties, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Martini, unmarried,** 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 all of Lot No. 123 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123, Final Plat, of record in Plat Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David B. Kelley and Beth H. Kelley, husband and wife, by Warranty Deed dated November 30, 2020, from Shana Jacobsen, an unmarried woman, and Cheri Johnson, an unmarried woman, tenants in common with right of survivorship, of record in Instrument No. 20201208-0143018, Register's Office for Davidson County, Tennessee. Being the same property conveyed to David B. Kelley and Mary Elizabeth Kelley, Trustees of the Kelley Revocable Living Trust dated January 11, 2024, as tenants by the entireties, by Warranty Deed dated January 11, 2024, from David B. Kelley and Beth H. Kelley, who is one and the same as Mary Elizabeth Kelley, husband and wife, of record in Instrument No. 20240411-0025744 and Instrument No. 20240711-0052068 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan as recorded in Plat Instrument No. 20070807-0093935; Restrictions recorded in Instrument No. 20070627-0076582, as Amended in Instrument No. 20080515-0049892 and Instrument No. 20171002-0100689, Scrivener's Affidavit in Instrument No. 20171220-0129697, as Supplemental Declaration in Instrument No. 20070821-0099817; Instrument No. 20070821-0099818; Instrument No. 20171002-0100688; Instrument No. 20190321-0025836, as Assignment and Assumption of Declarant Rights in Instrument No. 20171002-0100690; Restrictions recorded in Record Book 757, Page 3339, as

Amended in Record Book 846, Page 3214; Record Book 1756, Page 1634, Scrivener's Affidavit in Record Book 1756, Page 1643, as Supplemental Declaration in Record Book 1756, Page 1619; Record Book 1756, Page 1624; Record Book 1756, Page 1629; Record Book 1757, Page 3919, as Assignment and Assumption of Declarant Rights in Record Book 1756, Page 1639; Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20070627-0076581, as Amended in Instrument No. 20080515-0049893; Instrument No. 20180125-0008094; Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Record Book 757, Page 3304, as Amended in Record Book 846, Page 3220; Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070703-0079178; Easement for Right of Way recorded in Book 4588, Page 484; Easement for Right of Way recorded in Deed Book 210, Page 158; Easement recorded in Instrument No. 20070123-0009057 and Instrument No. 20121121-0107595 and Instrument No. 20140827-0078032; Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070711-0082648; Parking Easement and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20180719-0070523; Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070702-0078659; Notice of Hold on Building Permits of record in Instrument No. 20100218-0012598; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1717 Park Terrace Lane, Nolensville, TN 37135

(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 our hands this 14th day of February, 2025.

THE KELLEY REVOCABLE LIVING TRUST DATED JANUARY 11, 2024

David B Kelley
Trustee

Mary Elizabeth Kelley
Trustee

State of NC
County of Mecklenburg

Personally appeared before me, the undersigned authority, in and for said County and State, appeared David B. Kelley and Mary Elizabeth Kelley, Trustees of the Kelley Revocable Living Trust dated January 11, 2024, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Huntersville, North Carolina this 14th day of February, 2025.

Tammie M Hibbert
Notary Public
My Commission Expires: 07/10/2025

File No.: 39138

TAMMIE M HIBBERT
NOTARY
PUBLIC
CABARRUS COUNTY,
NORTH CAROLINA

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/21/2025 (date of document).

Affiant Signature

2/21/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

