Karen Johnson Davidson County
Batch# 1239724 DEEDWARR
02/21/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250221-0013195

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

B. Hunter
Affiant

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 18th day of February, 2025.

Notary Public:
My Commission Expires: 6/20/28

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Samuel D. Tyler 104 Fonnic Drive Goodlettsville TN 37072	New Owner	033-14-0-003.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mylinda K. Frost and Frankie E. Kelley, Devisees of the Estate of John T. Kelley, Jr**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Samuel D. Tyler, unmarried,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee being Lot No. 61 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to John T. Kelley, Jr., by Quitclaim Deed from Joanne S. Kelley, dated 4/29/1996 and recorded 5/1/1996 in Book 10034, Page 946; and being the same property previously conveyed to John T. Kelley, Jr. and wife, Joanne Smith Kelley, by Deed from M.M. Cunniff and wife, Hattie B. Cunniff and W.C. Allen and wife, Irene N. Allen, dated 3/22/1960 and recorded in Book 3034, Page 252, in the Register's Office of Davidson County, Tennessee. The said John T. Kelley, Jr. having since died testate on August 12, 2024 with his Estate being probated under Case No. 24P-1787 in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised subject property to his wife, Frankie E. Kelley and daughter, Mylinda K. Frost and appointed Mylinda K. Frost as Executor of his Estate.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Plat Book 2900, Page 69, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 104 Fonnic Drive, Goodlettsville, TN 37072

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 18th day of February, 2025.

Mylinda K. Frost

Frankie E. Kelley

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Mylinda K. Frost and Frankie E. Kelley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of February, 2025.

Commission Expires:
8/19/25

Notary Public

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 2/18/25.

Date

Brenda Huntsman

Affiant Signature

2/21/25

Date

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

