Karen Johnson Davidson County
Batch# 1239725 DEEDWARR
02/21/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,478.15
20250221-0013196

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th **DAY OF FEBRUARY, 2025.**

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH25-08941

Address of New Owner:	Send Tax Bills to:	Tax Information:
Emerald Kelly and Jack Walls Jr 561 Neely's Bend Madison, TN 37115	New Owner	052-02-0-277-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Menjivar, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emerald Kelly and Jack Walls Jr, Spouses Married To Each Other,** hereinafter called the Grantees, their successors 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. 1, on Block "A", on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Menjivar, married by Special/Limited Warranty Deed from Music City Holdings LLC, a Texas Limited Liability Company dated August 14, 2024 and recorded on August 16, 2024 of record as Instrument No. 20240816-0062902, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company by Warranty Deed from Gale M. Davis and Barry Zahurance, married to each other dated August 13, 2024 and recorded on August 16, 2024 of record as Instrument No. 20240816-0062794, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gale Davis joined by his spouse, Barry Zahurance, as joint tenants with the right of survivorship by Warranty Deed from Shawn Frick and wife, Tammy Frick dated February 29, 2016 and recorded on March 01, 2016 of record as Instrument No. 20160301-0019442, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principle residence of grantor nor his/her spouse of any dependent

Parcel No.: 052 02 0 277.00
Being also known as 561 Neely's Bend, Madison, TN 37115

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

This property is improved property known as: 561 Neely's Bend , Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of February, 2025

David Menjivar

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

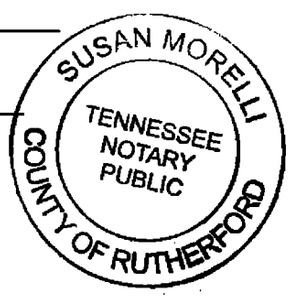
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Menjivar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 20th day of February, 2025.

Susan Morelli

Notary Public

My Commission Expires: 08.17.2025



Certificate of Authenticity

I, Holly A Mason, 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 2/20/25.

Affiant Signature

2/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of February, 2025.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25