Karen Johnson Davidson County
Batch# 1242066 DEEDWARR
02/28/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250228-0014936

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Cobb Kelly and Alexandra Vladimirovna Vasilyuk-Kelly	**Guild Mortgage Company, LLC**	**071-12-0-027.00**
1803 Lischey Avenue	**5887 Copley Drive**	
Nashville, TN 37207	**San Diego, CA 92111**	

FOR AND IN 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,

James Callahan, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Cobb Kelly and Alexandra Vladimirovna Vasilyuk-Kelly, a married couple

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 Lot No. 7 on the Plan of Joywood of record in Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to James Callahan, by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20140205-0010233, dated January 10, 2014, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 974, Page 45, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 1066, Page 101 and Book 1086, Page 208, Register's Office for Davidson County, Tennessee.
d. Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4102, Page 317, in the Register's Office for Davidson County, Tennessee.
e. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1803 Lischey Avenue, Nashville, TN 37207.

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 that I am 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 do further covenant and bind myself, my 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(s) this 27th day of February, 2025.

James Callahan

*Vickie W. Callahan, spouse of James Callahan, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

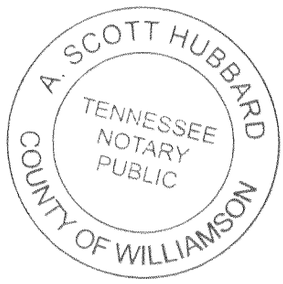
Vickie W. Callahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James Callahan and Vickie W. Callahan, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2025.

Notary Signature
My commission expires: 10 - 21 - 28



File #: 25-29
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of February, 2025.

Affiant Signature
Date 2/27/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

