Karen Johnson Davidson County
Batch# 1251589 DEEDWARR
03/25/2025 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20250325-0022135

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $334,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/21/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 4/26/25

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 1084-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Joshua Scott Kellough and Jordyn Lysha Porter		080-08-0-440.00
2820 Hydes Ferry Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Quintinia Bell, an unmarried man, and Jasmine Robsinson fka Jasmine Bell, an unmarried woman

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

Joshua Scott Kellough, an unmarried man, and Jordyn Lysha Porter, an unmarried woman, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 18 on the Plan of River Meadows -Section 2 of record in Plat Book 11700, Page 21, 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 the same property conveyed to Quintinia Bell and Jasmine Bell, husband and wife by Warranty Deed from Kimberly A. Cunningham NKA Kimberly A. Smith, a married woman of record in Instrument No. 20140904-0081049 Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on September 04, 2014. Quintinia Bell and Jasmine Bell having since divorced, pursuant to Final Decree of Divorce, Docket No: 21D-1364 in the Third Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2820 Hydes Ferry Road Nashville, TN 37218

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 we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on March 21, 2025.

Quintinia Bell

Jasmine Robinson fka Jasmine Bell

PATRICIA KRYSTAL SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Quintinia Bell,** the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 21, 2025.

Notary Public

My Commission Expires: 9-20-28

STATE OF TENNESSEE

COUNTY OF Tipton

Personally appeared before me, a Notary Public of said County and State, **Jasmine Robinson,** the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 20, 2025.

Notary Public

My Commission Expires: 6/2/25

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/2/2025

File #: 1084-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Amanda Mayner, 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

March 21, 2025.

Date

Affiant Signature

March 25, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25** day of **March**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON