THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450552** Karen Johnson Davidson County Batch # 1262749 DEEDWARR 04/21/2025 02 18 32 PM 2 pgs Fees $13 00 Taxes $1,961 00 20250421-0030271	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $530,000 00. Affiant Subscribed and sworn to before me, this 17th day of April, 2025 Notary Public My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 RACHEL WILSON DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Braden Gall and Haley Gall 1915 Eastland Avenue Nashville TN 37206	Send Tax Bills To. New Owner	Tax Information Tax Parcel ID No 083 06 0A 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael B. Kelley and Bethany F. Kelley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Braden Gall and Haley Gall, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 3, SCOTT AVENUE TOWNHOMES, as established under Master Deed of record in Instrument No. 20050114-0005282, as amended in Instrument No 20050126-0009812, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Michael B. Kelley and Bethany F. Kelley, husband and wife, by Warranty Deed from 1915 Eastland Avenue LLC, a Limited Liability Company, of record in Instrument No. 20200909-0102808, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020 and recorded on September 09, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BEAUMONT PLACE, as recorded in Plat Book 332, Page 38.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SCOTT AVENUE TOWNHOMES Condominium of record in Instrument No. 20050114-0005282, as amended in Instrument No. 20050126-0009812, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Easement for Public Utility, recorded in Instrument No 20040916-0111791.

Charter for Scott Avenue Townhomes Association, Inc., recorded in Instrument No. 20050114-0005281.

Common Open Space Deed recorded as Instrument No. 20060713-0084325.

This is improved property located at 1915 Eastland Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2025

Michael B Kelley

Bethany F Kelley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael B Kelley and Bethany F Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand at office, this 16th day of April, 2025

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires 09/08/2025

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 April 16, 2025

Affiant Signature April 18, 2025

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 18th day of April, 2025.

DANA DELWORTH — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — My Commission Expires 05-08-2028