THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Karen Johnson Davidson County Batch # 1264980 **DEEDWARR** 04/25/2025 10 33 45 AM 2 pgs Fees $13 00 Taxes $2,412 40 20250425-0031902 TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$652,000.00** Nancy Enoch **Affiant** Subscribed and sworn to before me, this **24th day of April, 2025** Tracey Perry **Notary Public** **My commission expires:** 5-9-26

WARRANTY DEED

Address of New Owner(s) as follows **Ryan Kellow and Heather Kellow** **500 Barrywood Drive** **Nashville, TN 37220**	Send Tax Bills To NEW OWNER	Map-Parcel Numbers **146 12 0 104.00** Account No

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Doss Neal and Brenda Neal, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Ryan Kellow and Heather Kellow, a married couple**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being Lot No. 227 on the Map of SECTION TWO, CRIEVE HALL ESTATES, as of record in Plat Book 2133, Page 45, in the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of Barrywood Drive at the corner of Lot(s) No. 226 and 227; thence with the line between said lots, Northeasterly 237.6 feet to a point; thence Easterly 110 feet to the West margin of Trousdale Drive; thence with the margin of the same, Southerly 264.6 feet to the beginning of a curve; thence around said curve, Southwesterly 39.27 feet to the Northerly margin of Barrywood Drive, thence with the margin of the same, Westerly 226.16 feet to the point of beginning.

Being the same property conveyed to Doss Wesley Neal, an unmarried person, by Warranty Deed from James David Bradford and wife, Lana W. Bradford and Tom Ervin Williams and wife, Sally Tom Williams, of record in Book 7581, Page 217, in the Register's Office of Davidson County, Tennessee, dated June 22, 1988 and recorded on June 23, 1988.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

This is improved (X) unimproved ( ) property known as **500 Barrywood Drive, Nashville, TN 37220**

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 and assigns forever, and we do covenant with 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/our hand(s) this **24th day of April, 2025.**

Doss Neal

Doss Neal

Brenda Neal

Brenda Neal

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 24th day of April, 2025, before me personally appeared Doss Neal and Brenda Neal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

