Karen Johnson Davidson County
Batch# 1272502 DEEDWARR
05/13/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.13
20250513-0037710

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Dickson JH

The actual consideration or value, whichever is greater, for this transfer is $574,900.00

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2025

Notary Public

My Commission Expires: 2-23-2028
(AFFIX SEAL)

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Kassie Perkins and Lesley Kelley	NEW OWNER	161-07-0-033.00
5109 Amalie Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Madeline K. Nelson, and Brian Doyle, wife and husband

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

Lesley Kelley, an unmarried woman, and Kassie Perkins, an unmarried woman, tenants in common with right of survivorship

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 the 6th Civil District of Davidson County, Tennessee, being Lot No. 27 on the Plan of McMurray Woods, Section One, as of record in Book 2900, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 115 feet on the southwesterly side of Amalie Drive, and extends back between lines, 349.45 feet on the northwesterly line and 354.8 feet on the southeasterly line, to a dead line in the rear, measuring 115.2 feet thereon.

BEING the same property conveyed to Madeline K. Nelson and Brian Doyle, wife and husband, by Warranty Deed from Natalie Ray and Jacob Ray, wife and husband, dated 10/18/2017 and recorded 10/24/2017 in Instrument No. 20171024-0108786, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Easement to the First Suburban Water Utility District of record in Book 4653, Page 737; All existing easements and all other matters as shown on plat of record in Book 2900, Page 99, Register's Office for Davidson County, Tennessee.

This is improved property known as 5109 Amalie Drive, Nashville, TN 37211

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 Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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 9th day of May, 2025

Madeline K. Nelson

Madeline K. Nelson

Brian Doyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2025, before me personally appeared Madeline K. Nelson and Brian Doyle, 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 9th day of May, 2025.

Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Kara Critchfield** *(custodian's name)*, 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 May 9, 2025 *(date of document)*.

Kara Critchfield
Custodian's Signature

5-13-2025
Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 13 day of May, 2025.

Jennifer Hudgins
Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON