Warranty Deed

Karen Johnson Davidson County Batch# 1273565 DEEDWARR 05/15/2025 11:46:30 AM 3 pgs Fees: $18.00 Taxes: $2,479.00 20250515-0038322	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $670,000.00 Affiant Subscribed and sworn to before me, this the 14th day of May, 2025. Notary Public My commission expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bradley John Yelvington and Ronald Christopher Stabile	Legacy Home Loans, LLC DBA Steadfast Mortgage	091-09-2H-001.00-CO
6008 Deal Avenue #1	1036 Stearman Drive, Ste. 6	
Nashville, TN 37209	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELLEY ELIZABETH STRANGE NKA KELLEY STRANGE SHELTON AND ANDREW HUDSON SHELTON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY JOHN YELVINGTON, AN UNMARRIED MAN, AND RONALD CHRISTOPHER STABILE, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the Plan of 6008 Deal Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 6008 Deal Avenue, of record in Instrument No. 20200902-0100001,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 Kelley Elizabeth Strange and Andrew Hudson Shelton, wife and husband by Warranty Deed from Dodd Development Group LLC, a Tennessee limited liability company of record in Instrument No. 20210730-0102478 Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on July 30, 2021. Kelley Elizabeth Strange being now known as Kelley Strange Shelton.

Power of Attorney on record in Instrument No. 202505150038321.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6008 Deal Avenue #1, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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/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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of May, 2025.

Kelley Shelton

Kelley Strange Shelton

Andrew Hudson Shelton by Kelley Shelton, attorney in fact

Andrew Hudson Shelton by Kelley Strange Shelton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Strange Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of May, 2025.

J. B. M

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Strange Shelton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Hudson Shelton, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Andrew Hudson Shelton.

Witness my hand and seal this 14th day of May, 2025.

J. B. M

Notary Public

My Commission Expires:

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Alli Pinkston, 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 14, 2025**.

Date

Alli P

Affiant Signature

5/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County