Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
MAGNOLIA TITLE & ESCROW
150 N. Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1278602 DEEDWARR
05/29/2025 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $5,235.50
20250529-0042017

39-B
File #25-1078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Williams, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terrence McKelvey and Elise McKelvey, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Horton Heights, Section A of record in Plat Book 2133. Page 71, 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 Jonathan Williams, an Unmarried Man by Warranty Deed from The Riley Group, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20181231-0126094 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on December 31, 2018. Jonathan Williams is now married to Megan Williams and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 813 West Hillwood Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Elise McKelvey **Terrence McKelvey** **813 West Hillwood Drive** **Nashville, TN 37205**	**SAME AS NEW OWNERS**	**102-16-0-014.00**

WITNESS THE EXECUTION HEREOF this 27th day of May, 2025.

Jonathan Williams

Megan Williams

State of Tennessee)
County of Davidson)

On this 27th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan Williams and Megan Williams, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/3/2026

ANGELA Y. POSTON-WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson **)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,415,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of May, 2025.

Notary Public

My Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Elizabeth Yerger, 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 27, 2025**.

Affiant Signature

May 28, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

28th day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires