WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289731 DEEDWARR
06/25/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $891.70
20250625-0049856

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00

KEVIN D. LILLEY
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF June, 2025

Karla K. Lilley
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Kelly	CMG Home Loans	
(NAME)	(NAME)	
5433 Cedar Ash Xing	3160 Crow Canyon Road, Suite 400	163160A39200CO
(ADDRESS)	(ADDRESS)	
Antoch TN 37013	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sean Kaelble and Margaret Kaelble, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Kelly, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 392 on the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080812-0082993 Exhibit "A" to the Supplemental Declarations, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Margaret Clements and Sean Kaelble, husband and wife by virtue of that certain Warranty Deed dated May 24, 2017, and being of record at Instrument No. 2017061-0054605 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5433 Cedar Ash Xing Antioch, TN 37013
(unimproved _)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 18th day of June, 2025.

Sean K

Sean Kaelble

Margaret Clements a/k/a Margaret Kaelble

Margaret Clements a/k/a Margaret Kaelble

STATE OF Tennessee
COUNTY OF Rutherford

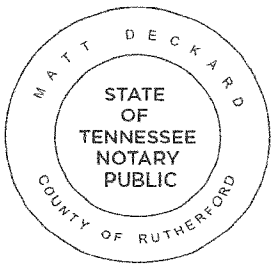
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sean Kaelble and Margaret Kaelble,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of June, 2025.

Matt Deckard
Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 6/18/2025 (date of document).

Affiant Signature

6/18/2025
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 12th day of June, 2025.

DIAMOND ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-21-2026

Notary Public

COMMISSION EXPIRES: 11/21/2026