Karen Johnson Davidson County
Batch# 1292613 DEEDWARR
07/02/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,411.40
20250702-0052155

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8612-WE	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 922,000.00. Brenda Norton Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE 2025. Rebecca Moss Notary Public MY COMMISSION EXPIRES: 6.29.27 (AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanzila Bashar and Grant McGregor Kelley		
6445 Riverplace Drive	HELL OUTER	126-16-0A-200.00-CO
Nashville, TN 37221		
(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, **Kevin W Story and Shelia Rae Story, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanzila Bashar and Grant McGregor Kelley**

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 Davidson County, Tennessee, Being Lot No. 20 as shown on the Final Plat of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin W. Story and wife, Shelia Story by Warranty Deed from The Jones Company of Tennessee, L.L.C of record in Instrument No. 20040707-0080787 Register's Office for Davidson County, Tennessee, dated June 21, 2004 and recorded on July 07, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6445 Riverplace Drive, Nashville, TN 37221**

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 our hands this the 30th day of June, 2025.

Kevin W Story by Shelia Story, Attorney in fact
Kevin W Story
BY: Shelia Story, Attorney in Fact

Shelia Rae Story
Shelia Rae Story

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shelia Story,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kevin Story, as his Attorney in Fact, as the free act and deed of the within named **Kevin Story**

Witness my hand and official seal this the 30 day of June, 2025.

My Commission expires 7/3/28

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shelia Rae Story,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of June, 2025.

My Commission expires: 7/3/28

Notary Public

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__07/30/2025_____** (**date of document**).

Affiant Signature

_____07/30/2025_____
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this **_30th___** day of **_____June_____, 20_25__.**

Notary's Signature
My Commission Expires:_____

