WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306028 DEEDWARR
08/05/2025 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20250805-0061959

File No. AD-25-10466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Christopher Gonzales and Caitlin Stevens Guszkowski	**New Owner**	
(NAME)	(NAME)	065-13-0-121.00
4944 Kilimanjaro Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, I/we, **Jacquelynn Lee Kelley and Marco Angelo, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Gonzales and Caitlin Stevens Guszkowski, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 13, as shown on the map entitled the Plan of Knollview Subdivision, of record in Plat Book 6900, Page 71, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Linda N. Kelley and husband, David L. Kelley (to create tenancy by the entirety) by Quitclaim Deed from Linda Kelley of record in Instrument No. 20150727-0073514 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 27, 2015.

Being the same property conveyed to Jacquelynn Lee Kelley, single woman by Warranty Deed from Linda N. Kelley and husband, David L. Kelley of record in Instrument No. 20200923-0108973 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 23, 2020. Jacquelynn Lee Kelley subsequently married Marco Angelo.

Marco Angelo joins in the execution of this instrument to convey any and all marital rights he may have in said property.

This is property more commonly known as 4944 Kilimanjaro Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of July, 2025.

Jacquelynn Lee Kelley

Marco Angelo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2025, before me personally appeared Jacquelynn Lee Kelley and Marco Angelo, 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 24th day of July, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Adde Dilworth, 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 July 24, 2025.

Date

Affiant Signature

07/24/2025

Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 24th day of July, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (of on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY