Karen Johnson Davidson County
Batch# 1306994 DEEDWARR
08/08/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250808-0063217

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32198-25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

William E. Kelley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of Aug. 2025.

NOTARY PUBLIC

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
5937 Ashland City Hwy, LLC 911 Halcyon Ave. Nashville, TN 37204	Same address as new owner	055-00-0-077.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($525,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM E. KELLEY, III AND WIFE, BETH KELLEY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **5937 ASHLAND CITY HWY, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the First Councilmanic District of Nashville, Davidson County, Tennessee, being partially described according to State of Tennessee Highway Plan STP-F-12(28), Sheet 9, to wit:

Commencing in the center of Bull Run Road at the northwest corner of the said property described in Book 5720, page 872, RODC; thence leaving said center of Bull Run Road and following the west line of the property described in Book 5720, page 872, S47°24'24" E, 518.0 feet; thence continuing with said line S10°14'24"E, 243.7 feet to the southerly right-of-way of State Route 12 and the point of beginning; Thence along said South right-of-way, N41°51'25"E, 521.4 feet; Thence N42°16'53"E, 153.0 feet; Thence N76°22'38"E, 375.7 feet; Thence N44°52'06"E, 361.7 feet; Thence N71°10'44"E, 374.8 feet; Thence S26°34'13"E, 122.4 feet; Thence N80°01'54"E, 468.0 feet; Thence S01°13'27"E, 511.2 feet, more or less, to the south line of the original tract; Thence along said original south line, S63°50'36"W, 365.0 feet; Thence S35°10'36"W, 160.0 feet; Thence S21°25'36"W, 185.0 feet; Thence S70°20'36"W, 455.0 feet; Thence N53°09'24"W, 350.0 feet; Thence S74°50'36"W, 168.0 feet; Thence S43°25'36"W, 438.0 feet; Thence N73°34'24"W, 225.0 feet; Thence N10°14'24"W, 291.1 feet to the point of beginning.

Being the same property conveyed to William E. Kelley, III, and wife, Beth Kelley, from Kelton Herston and Tommy Smith by Warranty Deed dated April 28, 2003 and recorded June 4, 2003 in Instrument #20030604-0075986, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 5937 Ashland City Highway, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of August, 2025

GRANTOR(S)

William E. Kelley, III

Beth Kelley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, William E. Kelley, III and Beth Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of Aug. 2025.

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/8/25 (date of document).

Jennifer L. Pennell

8/8/25

Date

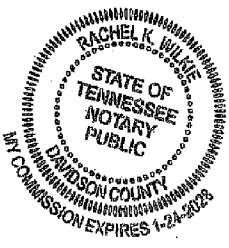
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 8/8, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal