STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~THIS~~ 19th day of August, 2025.

Notary Public
MY COMMISSION EXPIRES:
File No. G25-23795

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV. 8, 2028

Karen Johnson Davidson County
Batch# 1311892 DEEDWARR
08/20/2025 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250820-0066482

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Blaine John Kellar and Savannah Cherise Kellar (NAME)	Northpointe Bank (NAME)	063-12-0-025.00
704 Cobblestone Ct (STREET ADDRESS)	P.O. Box 202028 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Florence, SC 29502 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joseph T. Veneziano, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blaine John Kellar and Savannah Cherise Kellar, husband and wife,** 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 24 on the Plan of Southfork, Section Two, as of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joseph T. Veneziano, an unmarried individual by Deed dated July 23, 2015 from Davis R. Amick, recorded July 27, 2015, in Instrument Number 20150727-0073342, in the Register's Office of Davidson County, Tennessee. Joseph T. Veneziano is now married to Ann Marie Veneziano and she joins in this conveyance to convey any interest in said property, particularily her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 704 Cobblestone Ct., Old Hickory, TN 37138.

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. Whenever 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(s) this 17 day of August, 2025.

Joseph T. Veneziano

Ann Marie Veneziano

Ann Marie Veneziano

STATE OF ~~TENNESSEE~~ Ohio

COUNTY OF ~~DAVIDSON~~ Cuyahoga

On this 17 day of August, 2025, before me personally appeared Joseph T. Veneziano and Ann Marie Veneziano, 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 17 day of August, 2025.

Notary Signature

My commission expires: 5/18/2027

BRIAN S. GAUGHAN - NOTARY PUBLIC
STATE OF OHIO
COMM. EXP: MAY 18, 2027

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 19 day of August 2025

Robert L. Scruggs, Affiant 8/19/25
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 19th day of August, 2025

Notary's Signature

My Commission Expires: 9.8.2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025