THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751627** Karen Johnson Davidson County Batch # 1315623 DEEDWARR 08/28/2025 10:38:43 AM 2 pgs Fees: $13.00 Taxes: $6,678.50 20250828-0068925	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,805,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2025. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

WARRANTY DEED

Address New Owner: Andrew Kelly and Amanda Kelly 219 Hillwood Blvd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 14 0 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Leon Jones and Julie C. Jones, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Kelly and Amanda Kelly, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 120 feet of Lot No. 4 and the Easterly 60 feet of Lot No. 5 of Block "E" on the Plan of HILLWOOD ESTATES SUBDIVISION OF BLOCKS "A", "B", "C", "D" and "E", of record in Plat Book 1835, Page 59, Register's Office for said County.

Said parts of Lot Nos. 4 and 5 front together 180 feet on the Southerly side of Hillwood Drive and extend back 209 feet, more or less, on the Easterly line and 202 feet, more or less, on the Westerly line to a dead line, being the Northerly line of Lot Nos. 20 and 21, measuring 155 feet thereon.

Being the same property conveyed to Richard Leon Jones and Julie C. Jones, husband and wife, by Warranty Deed from Stephen R. Hough and wife, Jackie F. Hough, of record in Instrument No. 20120419-0033688, in the Register's Office of Davidson County, Tennessee, dated April 18, 2012 and recorded on April 19, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES SUBDIVISION OF BLOCKS "A", "B", "C", "D" and "E", as recorded in Plat Book 1835, Page(s) 59.

Easement recorded in Instrument No. 20041027-0129445.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 219 Hillwood Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2025.

Richard Leon Jones

Julie C. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Leon Jones and Julie C. Jones, 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, at office, this 27th day of August, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026