Karen Johnson Davidson County
Batch# 1317581 DEEDWARR
09/02/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20250902-0070012

WARRANTY DEED

SARAH LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $860,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/28/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/30/2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 5685-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Morgan Hubble and Blaize Kelly	**Bank of Tennessee**	117-04-0J-001.00-CO
1518A Kirkwood Avenue	301 East Center Street	
Nashville, TN 37212	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lakeland LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Morgan Hubble and husband, Blaize Kelly

HEREINAFTER CALLED THE GRANTEE(S), 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, Being Unit A on the plan of Kirkwood Park Townhomes, a Horizontal Property Regime with Private Elements, being established by Declaration of Covenants, Conditions and Restrictions for Kirkwood Park Townhomes, a Horizontal Property Regime with Private Elements recorded as Instrument No. 20091130-0109478, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lakeland LLC, a California Limited Liability Company by Warranty Deed from John Craig Rogers, a married man of record in Instrument No. 20220329-0035934 Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 29, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1518A Kirkwood Avenue Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 27th. 2025.

Lakeland LLC, a Limited Liability Company

By: Melanie Farrell, Manager
Melanie Farrell, Manager

STATE OF Utah

COUNTY OF Summit

Before me, the undersigned, a Notary Public of said County and State, personally appeared Melanie Farrell, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager (or other officer authorized to execute the instrument) of Lakeland LLC, the within bargainor, a California limited liability company, and that Melanie Farrell as such Manager executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: 7/20/26

BLAKE HAMMOND
Notary Public - State of Utah
Comm. No. 725334
My Commission Expires on
Jul 20, 2026

File #: 5685-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 28, 2025.

J. Carlton Drumwright

August 28, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 28, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY