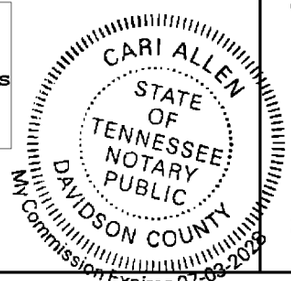
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1340388 DEEDWARR
10/30/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20251030-0086620



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

File No. AP-25-11450

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 NUMBERS
Michael Crace	New Owners	
(NAME)	(NAME)	
1146 Ardee Avenue		061-15-0-118.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Christina Jelenchick and Christopher Charles Jelenchick, wife and husband, and Kelly L. Jelenchick, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Crace**, 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 No. 19, Block B, on the Plan of Re-Subdivision of Lots 1 and 2 Block "A", Lots 1,2,3,4 Block "B" Lots 1 and 2 Block "C" of Sunnymeade Subdivision Unit No. 1 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina Weisbruch and Christopher Charles Jelenchick, Single and Kelly L. Jelenchick, Married, As tenants in common with the right of survivorship by Warranty Deed from Chelsea J. Castle and Jacob Levy, wife and husband of record in Instrument No. 20220412-0042309 Register's Office for Davidson County, Tennessee, dated April 08, 2022 and recorded on April 12, 2022. Christina Weisbruch now being known as Christina Jelenchick.

The subject property was never the principal residence of Kelly L. Jelenchick or her spouse.

This is property more commonly known as 1146 Ardee Avenue, Nashville, TN 37216.

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 our hand this 29th day of October, 2025.

Christina Jelenchick

Christopher Charles Jelenchick

Kelly L. Jelenchick by Christopher Charles Jelenchick, her Attorney-in-Fact her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2025, before me personally appeared Christina Jelenchick, Christopher Charles Jelenchick and Kelly L. Jelenchick, 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 29th day of October, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Christopher Charles Jelenchick with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Kelly L. Jelenchick and that this instrument was executed on behalf of the said Kelly L. Jelenchick for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. 202510300086619, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 29th day of October, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Tiffany Kelley, 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 30th day of October, 2025.

Tiffany Kelley
Affiant Signature

10/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of October, 2025

Notary's Signature

(Notarial Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026