THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$355,000.00**. Becca Moss **Affiant** Subscribed and sworn to before me, this **28th day of October, 2025**. **Notary Public** **My commission expires:** _____

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9.5.2028

Karen Johnson Davidson County
Batch# 1340795 DEEDWARR
10/31/2025 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251031-0086877

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juan Javier Carreno and Melissa Rickey **145 West End Place** **Nashville, TN 37205**	**Rocket Mortgage, LLC** **1050 Woodward Avenue** **Detroit, MI 48226**	**104 09 0G 045.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Faron Kelsh and Connie Kelsh, husband and wife, and Faron Kelsh and Connie Kelsh, Trustees of The Faron and Connie Kelsh Family Revocable Trust u/a/d dated May 23, 2024**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Juan J. Carreno, a married person and Melissa Rickey, a married woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 45, located on the upper floor of Building No. D, PARK CIRCLE CONDOMINIUMS, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of PARK CIRCLE CONDOMINIUMS (now known as WEST END PLACE at 3500 West End Avenue), as of record in Book 6809, Page 610-620, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for PARK CIRCLE CONDOMINIUMS as of record in Book 6809, Pages 569 and following, and amended by Amendment to Master Deed for PARK CIRCLE CONDOMINIUMS of record in Book 9992, Page 744 changing the Horizontal Property Regime to WEST END PLACE, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Faron and Connie Kelsh Family Revocable Trust u/a/d May 23, 2024 by Quitclaim Deed from Faron Kelsh and Connie Kelsh, husband and wife, of record in Instrument No. 20240528-0039111, in the Register's Office of Davidson County, Tennessee, dated May 23, 2024 and recorded on May 28, 2024.

Being the same property conveyed to Faron Kelsh and Connie Kelsh, husband and wife, by Warranty Deed from Sonua Bohannon, a single person, of record in Instrument No. 20220803-0088210, in the Register's Office of Davidson County, Tennessee, dated August 01, 2022 and recorded on August 03, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **145 West End Place, Nashville, TN 37205**.

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 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/our hand(s) this **28th day of October, 2025.**

Faron Kelsh

Connie Kelsh

The Faron and Connie Kelsh Family Revocable Trust u/a/d dated May 23, 2024

By: Trustee
Faron Kelsh, Trustee

By: Trustee
Connie Kelsh, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of October, 2025, before me personally appeared Faron Kelsh, Connie Kelsh and Faron Kelsh and Connie Kelsh, Trustees of The Faron and Connie Kelsh Family Revocable Trust u/a/d dated May 23, 2024, 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 28th day of October, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **10/28/2025** **(date of document)**.

Affiant Signature

10/28/2025

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this **28** day of **October**, **20_25__.**

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029