Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5075

Karen Johnson Davidson County
Batch# 1343355 DEEDWARR
11/10/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20251110-0089627

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Lisa Anne Felt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 day of November, 2025

Notary Public

Commission Expires: _____

CAROLINE SEVIER HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-27-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lisa Anne Felt and Ryan Felt 207 Maplewood Trace Nashville, TN 37207	New owner	060-04-0-027.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Chelsea Kallman, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Anne Felt and Ryan Felt, wife and husband

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 part of Lot No. 1 (erroneously described as Lot 10N on previous deeds) on the Plan of the Subdivision of the Lands of William Phillips, as of record in Book 57, page 21, Register's Office for Davidson County, Tennessee, and being known as Lot No. 207 on the unrecorded map showing the Subdivision of part of said Lot 1 and described as follows:

Beginning at a point in the centerline of Maplewood Lane, 63 feet East of the Southeast corner of the property conveyed to Gilbert H. Douglas, by deed of record in Book 2104, Page 382; Being the common corner of Lots Nos. 205 and 207; thence with the line between said Lots, North 6 degrees 25 minutes East 240 feet to a point; thence South 83 degrees 35 minutes East 63 feet to the corner of Lots Nos. 207 and 209; thence with the line between said Lots, South 6 degrees 25 minutes West 240 feet to the centerline of Maplewood Lane; thence with centerline of the same, North 83 degrees

35 minutes West 63 feet to the point of beginning.

Being the same property conveyed to Isaiah Kallman and wife, Chelsea Kallman by Warranty Deed from Vernon Dale Braswell II and Tina Marie Braswell, husband and wife of record in Instrument No. 20150319-0023701 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 19, 2015.

Being the same property conveyed to Chelsea Kallman by Quitclaim Deed from Isaiah Kallman, unmarried, for the express purpose of creating a fee simple in the grantee and pursuant to a final decree of divorce of record in Instrument No. 20250613-0046168 Register's Office for Davidson County, Tennessee, dated June 13, 2025 and recorded on June 13, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 207 Maplewood Trace, Nashville, TN 37207

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 so 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.

Dated this the 4 day of November, 2025.

Chelsea Kallman

STATE OF Tennessee
COUNTY OF Hamilton

On this 4th day of November, 2025, before me personally appeared Chelsea Kallman, 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 4th day of November, 2025.

Notary Signature
My commission expires: 01/28/2026

TODD A. COUVILLON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 1-28-2026

WARRANTY DEED

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/6/25.

Date

Affiant Signature

11/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of November, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

