Karen Johnson Davidson County
Batch# 1349811 DEEDWARR
11/21/2025 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20251121-0093255

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 89 Headquarters Plaza, Suite 1406 Morristown, NJ 07960 902376 M-C-131811-2 - TO-22219 Kay Long	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 525,000.00 Affiant Subscribed and sworn to before me, this the 18 day of November, 2025. Notary Public My commission expires: 03/28/2028 (Affix Seal)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Scott Kelley	NAME: Scott Kelley
STREET ADDRESS: 1228 Chester Ave, Nashville TN 37206	STREET ADDRESS: 1228 Chester Ave, Nashville TN 37206
MAP & PARCEL NO.: 072141S00100CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew R. McPherson and Alyssa McPherson, married to each other hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Scott Kelley, an unmarried man,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1228 Chester Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 21st day of March, 2025.

x _____
Matthew R. McPherson

x _____
Alyssa McPherson

State of Tennessee } ss
County of Williamson }

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Matthew R. McPherson, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 21st day of March, 2025.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN

Notary Public
My commission expires 11/3/25

State of Tennessee } ss
County of Williamson }

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alyssa McPherson, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 21st day of March, 2025.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN

Notary Public
My commission expires 11/3/25

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1228 & 1230 Chester Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 1228 & 1230 Chester Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190226-00117362, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 1228 & 1230 Chester Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No 20190226-0017362 Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew R. McPherson, a single person by Deed dated November 18, 2019 from J2K Builders, LLC, recorded November 19, 2019, in Instrument Number 20191119-0119342, in the Official Records of Davidson County, Tennessee.

Certificate of Authenticity

I, J. Trent Lehman, 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 3/21/25.

Date

Affiant Signature

11/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

