THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152740**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me, this 25th day of November, 2025. Notary Public My Commission Expires: 11/14/2028

Karen Johnson Davidson County
Batch# 1353887 DEEDWARR
12/04/2025 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20251204-0096540

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CAROLYN CURDO

WARRANTY DEED

Address New Owner: Sean Kelley and Jonna Kelley 1818A Wildwood Avenue Nashville TN 37212	Send Tax Bills To: W ~~New Owner~~ Penny Mac 3043 Townsgate Rd. #200 Westlake Village CA 91361	Tax Information: Tax Parcel ID No. 117 04 0R 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lewis C. Thompson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Kelley and Jonna Kelley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1818 WILDWOOD HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1818 WILDWOOD HOMES, a Horizontal Property Regime, of record in Instrument No. 20131223-0129563, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Lewis C. Thompson, by Warranty Deed from Carole G. Hunter and husband, Donald L. Hunter, of record in Instrument No. 20130905-0093614, in the Register's Office of Davidson County, Tennessee, dated August 30, 2013, and recorded on September 05, 2013.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE ANNEX - NO. 3, as recorded in Plat Book 1130, Page 24.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131223-0129563.

Charter for 1818 Wildwood Homes Corporation, recorded as Instrument No. 20131223-0129562.

This is improved property located at 1818A Wildwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2025.

Lewis C. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lewis C. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2025.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Yvette Meldrum, 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 November 25, 2025.

Signature
November 25, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 25, 2025

Notary's Signature

My Commission Expires: 11/14/2028

