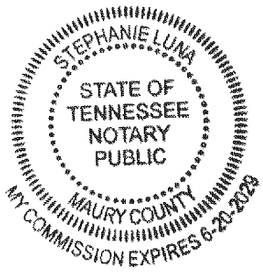
Karen Johnson Davidson County
Batch# 1353892 DEEDWARR
12/04/2025 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,012.88
20251204-0096547

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $273,750.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2025.

Notary Public

My commission expires: 6/20/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Maggio	The New Owner	093-13-0A-405.00-CO
11 Music Square East #405		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN BRENT KELLY, UNMARRIED, INDIVIDUALLY AND AS HEIR AT LAW OF EVELYN P. KELLY, DECEASED, AND KENDALL HOLLAND KELLY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL MAGGIO, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 405 of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Evelyn P. Kelly, unmarried by Warranty Deed from Spencer Manor Joint Venture, a Tennessee Partnership of record in Book 7876, Page 694, Register's Office for Davidson County, Tennessee, dated May 23, 1989 and recorded on June 29, 1989.

Being the same property conveyed to Evelyn P. Kelly, Stephen Brent Kelly, and Kendall Holland Kelly by Quit Claim Deed from Evelyn P. Kelly of record in Instrument No. 20240722-0054917 Register's Office for Davidson County, Tennessee, dated June 25, 2024 and recorded on July 22, 2024.

The said Evelyn P. Kelly having since died on or about February 7, 2025, leaving Stephen Brent Kelly as sole heir at law as referenced in Affidavit of Heirship recorded in Instrument Number _____202512040096546____ Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 11 Music Square East #405, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2025.

Stephen Brent Kelly, individually and as Heir at Law of Evelyn P. Kelly

Kendall Holland Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Brent Kelly, individually and as Heir at Law of Evelyn P. Kelly, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kendall Holland Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 12-2-2025 (date of document).

Emma Howard
Affiant Signature

12-2-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2 day of December, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL