Prepared by:
Chapman Bernard and Return To:
Signature and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1361720 DEEDWARR
12/29/2025 09:01:26 AM 2 pgs
Fees: $13.00 Taxes: $2,179.30
20251229-0102405

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $589,000.00

Affiant

Subscribed and sworn to before me, this 22 day of December, 2025.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Elizabeth Reynolds Kelly **John Crawford Kelly**		**142150B01400CO**
105 Belle Glen Dr		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Truyen Huynh, single man and Tri Van Huynh and wife, Diep Thi Hong Nguyen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Reynolds Kelly and John Crawford Kelly, 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 Lot No. 14, on the Plan of Second Amendment Belle Wood Glen Subdivision, of record in Plat Book 6900, Page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Truyen Huynh, single man, and Tri Van Huynh and wife, Diep Thi Hong Nguyen, as tenants in common with rights of survivorship, by Quitclaim Deed from Truyen Huynh, single man, dated March 31, 2023, of record in Instrument No. 20230403-0024060, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictiosn Amendment of record in Instrument No. 20240523-0038634, said Register's Office.

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 105 Belle Glen Dr, Nashville, TN 37221.

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.

_____ Date: 12/22/25
Truyen Huynh

Tri Van Huynh by Attorney in fact Date: 12/22/25
Tri Van Huynh
By: Truyen Huynh
Attorney in Fact

Diep Thi Hong Nguyen by Attorney in fact Date: 12/22/25
Diep Thi Hong Nguyen
By: Truyen Huynh
Attorney in Fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Truyen Huynh, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2025.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Truyen Huynh with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Tri Van Huynh and Diep Thi Hong Nguyen, and is authorized by them to execute this instrument on thier behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

Witness my hand, at office, this 22nd day of December, 2025.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER