Karen Johnson Davidson County
Batch# 1377078 DEEDWARR
02/06/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20260206-0008857

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251252937

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2026.

Notary Public
My Commission Expires: _____

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Kelly and Jennifer Kelly 5042 Hill Place Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116 02 0B 026.00

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, **Chandelier Development, Inc., a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Kelly and Jennifer Kelly, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 31 on the Final Plat of HILL PLACE, of record in Plat Book 7900, Page 913, and Pages 923-932, (at Page 930) as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235 and Book 10058, Page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Chandelier Development Inc., a Tennessee corporation, by Warranty Deed from Shahidul Islam and wife, Hosneara Islam, as equal tenants in common, of record in Instrument No. 20230519-0037935, in the Register's Office of Davidson County, Tennessee, dated May 18, 2023 and recorded on May 19, 2023.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 HILL PLACE, as recorded in Plat Book 7900, Page(s) 923-932 and as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235 and Book 10058, Page 112.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A P.U.D. BOUNDARY PLAT OF HILL PLACE, as recorded in Plat Book 7900, Page 913.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9645, Page 85, as amended in Book 9658, Page 19; Book 10872, Page 520; Book 11548, Page 57 and Instrument No. 20010510-0048634.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8223, Page 594.

Easement for Dedication of Sidewalk and Right of Way, recorded in Instrument No. 20210630-0088490.

Charter For Hill Place Homeowners Association, recorded in Book 9730, Page 356.

Common Open Space Deed recorded as Instrument No. 20090324-0026385.

Certified Copy of Resolution recorded in Instrument No. 20000322-0029124.

This is improved property located at 5042 Hill Place Drive Nashville TN 37205

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 30th day of January, 2026.

Chandelier Development, Inc.

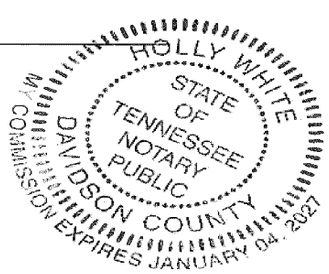
BY: Jon Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jon Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Chandelier Development Inc., the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 30th day of January, 2026.

Notary Public
My Commission Expires: _____



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 1-30-20.

Date

Affiant Signature

1-30-20

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of Jan, 2020.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON