Karen Johnson
Batch # 1380613
02/13/2026 10:10:00 AM
Fees: $13.00 Taxes: $1,957.30
Davidson County
DEEDWARR
2 pgs
20260213-0011582

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

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $529,000.00.

Affiant

Subscribed and sworn to before me, this 11th **day of February, 2026.**

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelley Lynne Kirker and Andrew Brian Ross	New Owner	072 10 2H 002.00
1407B Monetta Avenue Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anastasia Danielle Quarles and Terry Key, wife and husband,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kelley Lynne Kirker and Andrew Brian Ross, wife and husband,** hereinafter called the Grantees, their successors 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 B of HOMES AT 1407 MONETTA, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1407 Monetta, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171221-0130069 and as amended in Instrument No. 20190426-0038419, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1407 Monetta, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171221-0130069 and as amended in Instrument No. 20190426-0038419, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Anastasia Danielle Quarles, an unmarried woman, by Warranty Deed from Tyler Davie, single man, of record in Instrument No. 20210427-0055931, in the Register's Office of Davidson County, Tennessee, dated April 22, 2021 and recorded on April 27, 2021.

This property is improved property known as 1407B Monetta Avenue, Nashville, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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.

WITNESS my hand this 11th day of February, 2026.

Anastasia Danielle Quarles

Terry Key

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anastasia Danielle Quarles and Terry Key, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal this 11th day of February, 2026.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON