Karen Johnson Davidson County
Batch# 1388992 DEEDWARR
03/05/2026 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,991.08
20260305-0017703

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260253456**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $808,400.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2026. Notary Public My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kell Alexander Black and Anne Konefal Black 1809 B Holly Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 14 0J 002.00

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, **Shelby Leigh Stevens, Trustee of the Shelby Family Revocable Trust U/A dated July 01, 2024, a Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kell Alexander Black and Anne Konefal Black, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, Homes at 1809 Holly Street, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes At 1809 Holly Street, a Horizontal Property Regime with Private Elements as shown on Declaration of record in Instrument No. 20210427-0055616, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shelby Leigh Stevens, as Trustee of Shelby Family Trust, U/A dated July 01, 2024, a Revocable Trust, by Quitclaim Deed from Shelby Stevens, of record in Instrument No. 20240726-0056555, in the Register's Office of Davidson County, Tennessee, dated July 01, 2024 and recorded on July 26, 2024.

Being the same property conveyed to Shelby Stevens, by Quitclaim Deed from Reliance Real Estate Partners, Inc., a California Corporation, of record in Instrument No. 20231206-0094152, in the Register's Office of Davidson County, Tennessee, dated November 30, 2023 and recorded on December 06, 2023.

Being the same property conveyed to Reliance Real Estate Partners, Inc., a California Corporation, by Warranty Deed from New Day Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20220615-0068244, in the Register's Office of Davidson County, Tennessee, dated June 07, 2022 and recorded on June 15, 2022.

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 and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richardson Place Subdivision, as recorded in Plat Book 547, Page(s) 135.

Declaration of Covenants, Conditions and Restrictions recorded in Book 975, Page 345.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the establishing Homes at 1809 Holly Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210427-0055616; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement to City of Nashville, recorded in Book 1117, Page 657; Book 1149, Page 672; Book 1260, Page 204 and Book 1733, Page 100.

Rights of Tenants in possession of the premises.

This is improved property located at 1809 B Holly Street Nashville TN 37206

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 warrants that this instrument is effective as of the 5th day of March, 2026.

Shelby Family Revocable Trust U/A dated July 01, 2024, a Revocable Trust

Shelby Leigh Stevens

By: Shelby Leigh Stevens, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, Shelby Leigh Stevens, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Shelby Family Revocable Trust U/A dated July 01, 2024, a Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of March, 2026.

Abby Benson

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Abby Benson
Tennessee Notary Public
Online Notary Public
Williamson County
Commission Expires: 11/13/2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/4/26 (date of document).

Affiant Signature

3/5/26
Date

State of Tennessee

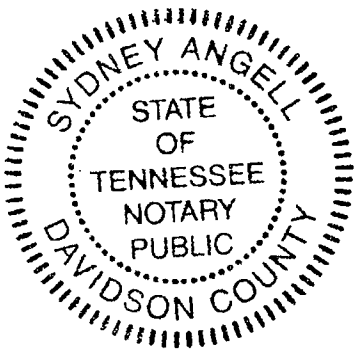
County of Williamson

Sworn to and subscribed before me this 5 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202603050017703