THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253476**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $950,000.00 Affiant Subscribed and sworn to before me, this 11th day of March, 2026. Notary Public My Commission Expires:

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
EXPIRES MARCH 23, 2027

Karen Johnson
Batch # 1392611
03/13/2026 11:12:05 AM
Fees: $13.00 Taxes: $3,515.00

Davidson County
DEEDWARR
2 pgs

20260313-0020140

WARRANTY DEED

Address New Owner: Francisco Moreno and Odette Hasbun 774 Rodney Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 13 0 053.00

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, **Andrew Kelly and Amanda Kelly, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francisco Moreno and Odette Hasbun, husband and wife**, ("Grantees"), its successors, 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 Lot No. 191 on the Plan of WEST MEADE HILLS SUBDIVISION, SECTION 8, of record in Plat Book 3600, Pages 61 and 62, Register's Office for Davidson County, Tennessee, to which Plat reference in hereby made for a more particular description of said property.

Said Lot No. 191 fronts 112 feet on the Southeasterly side of Rodney Drive and extends back 873.47 feet on the Northeasterly line, which is a broken line, and 798.85 feet on the southwesterly line to a dead line in the rear, measuring 52.41 feet thereon.

Being the same property conveyed to Andrew Kelly and wife, Amanda Kelly, by Warranty Deed from Chen Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20130723-0076015 in the Register's Office of Davidson County, Tennessee, dated July 19, 2013, and recorded on July 23, 2013.

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.

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 SECTION 8, WEST MEADE HILLS, as recorded in Plat Book 3600, Page(s) 61 and 62.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3789, Page 119.

Rights of the public to the use of that part of the land described herein within the bounds of Rodney Drive.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 774 Rodney 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 11th day of March, 2026.

Andrew Kelly

Amanda Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Kelly and Amanda Kelly, 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, at office, this 11th day of March, 2026.

Notary Public
My Commission Expires:

