Karen Johnson Davidson County
Batch# 1397369 DEEDWARR
03/25/2026 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260325-0023680

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/28/28 (AFFIX SEAL)

DM-T&H-26-6707

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel J. Kelley and Lauren Kelley	**Same as New Owner**	
(NAME)	(NAME)	**102-12-0-055.00**
6707 Greeley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GINA ASHWOOD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL J. KELLEY AND LAUREN KELLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 212 on the Plan of Horton Heights, Section "D" of record in Plat Book 2133, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 212 fronts 110 feet on the Easterly side of Tombill Drive and extends back between lines 360.9 feet on the Northerly side and 342.7 feet on the Southerly side to a dead line in the rear on which it measures 141 feet.

Being the same property conveyed to Hunter Ashwood and wife, Gina Ashwood by Warranty Deed from William Ralph Thurman and Danette W. Thurman wife of record in Instrument No. 20170206-0012208 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 06, 2017.

Being the same property conveyed to Gina Ashwood by Quitclaim Deed from Hunter Ashwood and Gina Ashwood of record in Instrument No. 20240130-0006331 Register's Office for Davidson County, Tennessee, dated January 12, 2024 and recorded on January 30, 2024.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Any County and/or City taxes unavailable for verification, along with any penalties, interest, and/or court costs.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 78, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2243, Page 159, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20131001-0102656 in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20200310-0026496 in the Register's Office for Davidson County, Tennessee,
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6707 Greeley Drive, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 23 DAY OF MARCH, 2026.

Gina Ashwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of March, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, J. Trent Lehman, 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 3/23/2026.

Date

Affiant Signature

3/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of March, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

