WARRANTY DEED

Karen Johnson
Batch # 1400436
04/02/2026 10:11:02 AM
Fees: $13.00 Taxes: $869.50

20260402-0026412

Davidson County
DEEDWARR
2 pgs

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

$ Jessica Knox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 7/3/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Knox		105-16-0B-324.00CO
(NAME)	(NAME)	
2197 Nolensville Pk #324	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Zachary A. Kelley, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Knox, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 324, Building No. B2, as
specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 and as amended in Instrument No. 20150211-0012545 and in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20150211- 0012545 and further amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Zachary A. Kelley, an unmarried person, by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated June 2, 2015, of record in Instrument No. 20150603-0052025, Register's Office for Davidson County, Tennessee.

unimproved ☐

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This is improved ☑ property, known as 2197 Nolensville Pike, Unit 324, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 332, page 90; Restrictions of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545; Instrument No. 20150223-0015231; Instrument No. 20151019-0106253 and Instrument No. 20160524-0051847; Declaration establishing 440 Business Center Land Condominium of record in Instrument No. 20111209-0096389, amended in Instrument No. 20130904-0093227; Charter of record in Instrument No. 20140820-0075537; Easement for sanitary sewers and/ or storm drainage of record in Book 4251, page 953; Grant of easement of record in Instrument No. 20150126-0007090; Grant of utility line easement of record in Instrument No. 20131219-0128193; Easements retained by Metro Government pursuant to an alley closure of record as Bill No. 087/22, in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue; Application to combine parcels of record in Instrument No. 20080508-0047907; Agreement for declaration of easement for sanitary sewers and/ or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20081103-0108990; Inspection and maintenance agreement for private stormwater management facilities of record in Instrument No. 20081103-0108951; Grant of easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007090; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of April, 2026.

Zachary A. Kelley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Zachary A. Kelley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of April, 2026.

Notary Public
My Commission Expires: 10-29-28

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 40077