Karen Johnson Davidson County
Batch# 1429446 DEEDWARR
06/08/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260608-0051471

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554465** COURTNEY JARBEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Garrett Kenyon Affiant Subscribed and sworn to before me, this 27th day of May, 2026. Notary Public My Commission Expires: 1/22/2030

WARRANTY DEED

Address New Owner: 714 Bresslyn Road, LLC 714 Bresslyn Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-08-0-092.00

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, **Darin L. Kellett and Julia D. Kellett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **714 Bresslyn Road, LLC, a Tennessee Limited Liability Company**, ("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(s) 2, as shown on the map entitled Resubdivision of Lot 79 on the Plan of Brook Meade Section I, and a Tract Marked as "Church Property" on the Plan of Brook Meade, Section IV, of record in Plat Book 5190, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DARIN L. KELLETT AND JULIA D. KELLETT, HUSBAND AND WIFE, by deed from EDDIE J. HALES, of record in Instrument No. 20160222-0016697, dated February 19, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 115-08-0-092.00.

Matters shown on the Plan of record in Plat Book 5190, page 561, said Register's Office.

Easement Agreement for Driveway and Fence Encroachment, of record in Instrument No. 20230616-0046308, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2149, page 282 and in Book 2807, page 106, said Register's Office.

This is improved property located at 714 Bresslyn Road 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 27th day of May, 2026.

Darin L. Kellett

Julia D. Kellett

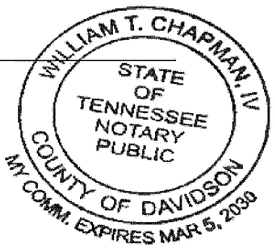
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darin L. Kellett and Julia D. Kellett, 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 27th day of May, 2026.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 27. 2026

Affiant Signature

5th day of June, 2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

