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Fees: $13.00 Taxes: $1,676.10
Davidson County
DEEDWARR
2 pgs
20260624-0057152

3PB (2/2)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne Harriet Harris Metzger, Successor Trustee for Fortunate 1 Revocable Living Trust UAD September 20, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julia D. Kellett, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County, Tennessee, being Unit No. 402 of Belle Meade Court Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Belle Meade Court Condominiums of record in Instrument Number 20081223-0122172, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Units being depicted on Exhibit "D" to said Master Deed;8 Said Units also being a portion of the property as depicted on the Plan of First Revision, Unified Plat of Subdivision & Consolidation of Belle Meade Theater of record in Instrument No. 20081112-0111752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin D. Montgomery, Trustee of the 4120 Ridgefield Drive 402 Land Trust by Warranty Deed from Stephanie Marcello, a single woman of record in Instrument No. 20190423-0037220, Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 23, 2019.

Being the same property conveyed to Fortunate 1 Revocable Living Trust UAD September 20, 2021 by Quitclaim Deed from Kevin D. Montgomery, Trustee of the 4120 Ridgefield Drive 402 Land Trust of record in Instrument No. 20210922-0127167, Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 22, 2021. Stacy Ellen Harris (Original Trustee) is now deceased; thus, pursuant to the Trust Agreement for the Fortunate 1 Revocable Living Trust UAD September 20, 2021, Suzanne Harriet Harris Metzger is the Successor Trustee. For further reference to title, see Certification of Trust, of record in Instrument No. 20260624-0057151, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 4120 Ridgefield Drive #402, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Julia D. Kellett<br>4120 Ridgefield Drive #402<br>Nashville, TN 37205 | NEW OWNER | 116-03-0M-402.00 |

**WITNESS THE EXECUTION HEREOF** this 22nd day of June, 2026.

**Fortunate 1 Revocable Living Trust UAD September 20, 2021**

Suzanne Harriet Harris Metzger

**By: Suzanne Harriet Harris Metzger, Successor Trustee**

**State of Minnesota )**
**County of** Hennepin )

On this 22nd day of June, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Suzanne Harriet Harris Metzger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Successor Trustee of the maker, Fortunate 1 Revocable Living Trust UAD September 20, 2021, that whe is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of Fortunate 1 Revocable Living Trust UAD September 20, 2021, as Successor Trustee.

Notary Public

My Commission Expires: 1-31-27

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 453,000.00**

Affiant

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sworn and subscribed before me on this the 23rd day of June, 2026.

Lydia H Weaver

Notary Public

My Commission Expires: 7/6/26