PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1438997 DEEDWARR
06/29/2026 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20260629-0058656

Ivey Title, LLC Ref: (DL) Title No.: 64506

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nathaniel P. Kelly Kinsley Frady Kelly 312 Glenridge Court Nashville, TN 37221	ServisFirst Bank 1801 West End Ave. Ste 110 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 142130A04800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$595,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Taylor Slagle and Juliana Dean Slagle, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathaniel P. Kelly and Kinsley Frady Kelly, husband and wife,** 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:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Riverside Phase I of record in Book 6900, pages 490 - 492, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Daniel Taylor Slagle and Juliana Young Dean, husband and wife, by Warranty deed from Marnie Redmond, Trustee of The Redmond Living Trust dated July 7, 2011, which deed was dated May 27, 2021 and recorded on June 1, 2021, of record in Inst. No. 20210601-0073348, Register's Office for Davidson County, Tennessee. Juliana Young Dean is now known as Juliana Dean Slagle.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 491 and 492, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; Agreement for Grant of Easement for Conservation Greenway of record in Inst. No. 20041019-0125877, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Inst. No. 20040419-0044162, Inst. No. 20091124-0108147, Inst. No. 20091204-0111306, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Riverside Homeowners Association, Inc. of record in Book 7829, page 703, said Register's Office.

This instrument is executed on behalf of Juliana Dean Slagle by Daniel Taylor Slagle pursuant to a Power of Attorney executed by her on the 22nd day of June, 2026, of record in Instrument No. _____, Register's Office for County, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 312 Glenridge Court, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2026

Daniel Taylor Slagle

Juliana Dean Slagle by Daniel Taylor Slage, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 26th day of June, 2026, before me the undersigned authority, personally appeared **Daniel Taylor Slagle**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Daniel Taylor Slagle** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Juliana Dean Slagle**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2026

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Affiant

Sworn and subscribed before me this 26th day of June, 2026

Notary

My Commission Expires: 10/4/27

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"
To
Warranty Deed

FROM: Daniel Taylor Slagle and Juliana Dean Slagle

TO: Nathaniel Kelly and Kinsley Kelly

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Daniel Taylor Slagle, Affiant

Sworn to and subscribed before me this 26th day of June, 2026

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, **Jodi Jackson,** 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 this the 26 day of June, 2026.

Affiant Signature
Date 6/26/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

