Karen Johnson Davidson County
Batch# 1440695 DEEDWARR
06/30/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,822.25
20260630-0059224

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2026

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/17/2030

(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
Ed Cope and Billy Hugh Howell, III, D/B/A C&H Investments	Same as new owner	042-10-0-007.00
(NAME)	(NAME)	
812 W. Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Blake L. Kelley, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ed Cope and Billy Hugh Howell, III, D/B/A C&H Investments,** 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:

Land in the 11th Civil District of Davidson County, Tennessee, and being Lot No. 8 on the Plan of Bonnie Brae Subdivision, Section One, as of record in Book 2330, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 100 feet on the northerly side of Old Hickory Blvd. and runs back between lines 285 feet on the easterly line and 240 feet on the westerly line to a dead line in the rear, measuring 114.1 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is that portion of the above described property which has been conveyed to the State of Tennessee by Warranty Deed of record in Book 4052, Page 377, said Register's Office, and described as follows:

Beginning at a point in the Southeast corner of said Lot No. 8 and runs with the North margin of Old Hickory Boulevard Westerly 100 feet to a point; thence with the West line of Lot No. 8 Northerly 35.3 feet to a point; thence South 74 degrees 30 minutes East, 101 feet to a point in the East line of Lot No. 8; thence with said line Southerly 49.5 feet to the point of beginning, containing 4,240 square feet, more or less.

Being the same property conveyed to Blake L. Kelley, unmarried, by Warranty Deed from Billy Joe Willis and Betty L. Willis, husband and wife, dated May 26, 1999, of record in Book 11512, page 189, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 812 W. Old Hickory Blvd., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

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 Book 2330, page 1; permanent slope easement of record in Book 4942, page 3 and Agreement for dedication of easement for sanitary sewer and/or storm drainage of record in Book 6447, page 782; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 29th day of June, 2026.

Blake L. Kelley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Blake L. 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 29th day of June, 2026.

Notary Public
My Commission Expires: _____

File No.: 40316

MELANIE D DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2030

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 29TH day of JUNE, 2026.

Date: 6-29-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29TH day of JUNE, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY