39384

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1464923 DEEDWARR
08/27/2026 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260827-0079699

File No. RR-26-3371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 7/2/29

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Edward Justice and Taylor Dawson Justice	OnY Glo, Inc.	
6932 Harpeth Glen Trace	6 Hutton Centre Drive, Suite 1030	155-03-0D-071.00-CO
Nashville, TN 37221	Santa Ana, CA 92707	

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/we, **Margaret Manning Kelly and Samuel Brady Kelly, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blake Edward Justice and Taylor Dawson Justice, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of First Revision, Section 2, Allens Green, of record in Plat Book 9700, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly Patrice Brasher, unmarried by Warranty Deed from Duane Ward, unmarried of record in Instrument No. 20041110-0135605 Register's Office for Davidson County, Tennessee, dated November 05, 2004 and recorded on November 10, 2004.

Being the same property conveyed to Margaret Manning Kelly and Samuel Brady Kelly, wife and husband by Warranty Deed from Kimberly Patrice Brasher, unmarried of record in Instrument No. 20241213-0097095 Register's Office for Davidson County, Tennessee, dated December 13, 2024 and recorded on December 13, 2024.

This is property more commonly known as 6932 Harpeth Glen Trace, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, 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/our hand this 20th day of August, 2026.

Margaret Manning Kelly

Samuel Brady Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2026, before me personally appeared Margaret Manning Kelly and Samuel Brady Kelly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of August, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/20/2026 (date of document).

Affiant Signature

8/21/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 21st day of August, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027