THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955667** Karen Johnson Davidson County Batch # 1481121 DEEDWARR 10/07/2026 10:28:23 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20261007-0092143	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2026. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner: James R. Kelly and Evie M. Kelly 9019 S Harpeth Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 168 00 0 023.00

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, **Robert R. Brewer and Mary R. Brewer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James R. Kelly and Evie M. Kelly, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 1 of Final Plat of the ROBERT R. BREWER AND MARY R. BREWER PROPERTY S HARPETH COURT LOTS 1 as shown on Plat of record as Plat Instrument No. 20260908-0083153, in the Register's Office for Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description.

Being part of the same property conveyed to Robert R. Brewer and Wife, Mary R. Brewer, by Warranty Deed from Randall L. Haislip a/k/a Randall Lynn Haislip, Kenneth H. Haislip a/k/a Kenneth Harden Haislip, and Delvin L. Haislip, being the heirs at law of Kenneth H. Haislip a/k/a Kenneth Howard Haislip, deceased, of record in Instrument No. 20260501-0038765, in the Register's Office of Davidson County, Tennessee, dated April 30, 2026 and recorded on May 01, 2026.

Being part of the same property conveyed to Kenneth H. Haislip and wife, Mamie Marie Haislip, by Installment Deed from Lovell N. Smith and wife, Mary Smith, of record in Book 3218, Page 218, in the Register's Office for Davidson County, Tennessee, dated February 24, 1961 and recorded on April 10, 1961. The said Mamie Marie Haislip died on December 11, 2022, then Kenneth H. Haislip died January 11, 2023. See Probate Case No. 23P1115, Davidson County, Seventh Circuit Court. Also see Affidavit of Heirship as to Heirs at Law recorded in Instrument No. 20260408-0028214, in the Register's Office for Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 168-00-0-284.00.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROBERT R. BREWER AND MARY R. BREWER PROPERTY S HARPETH COURT LOTS 1, as recorded in Plat Instrument No. 20260908-0083153.

Easement recorded in Book 3218, Page 218.

Grantor shall retain a Right of First Refusal to purchase back the portion of the real property described herein that contains the pond for Fifty Thousand Dollars ($50,000.00). Any survey costs associated with this right to purchase back the pond will be the responsibility of Grantor. This restriction does not apply to conveyances to direct family, but direct family shall be subject to this restriction upon their intention to sell this property to a non-family, third party. The price shall be fair market value, as determined by a professional appraisal, upon the thirty (30) year anniversary of this conveyance. Should Grantor sell its adjacent property to a non-family, third party prior to Grantees selling this property, this restriction shall terminate.

This is improved property located at: 9019 S Harpeth Court, Nashville, TN 37221.

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 23rd day of September, 2026.

Robert R. Brewer

Mary R. Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert R. Brewer and Mary R. Brewer, 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 23rd day of September, 2026.

_____
Notary Public
My Commission Expires:_____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030