WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~HOUSTON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1·10·21
(AFFIX SEAL)

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

G-P-19-121

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Dylan Carter and Lauren Anslee Lieu		
(NAME)	(NAME)	
121 Gayle Drive	same	**063-04-0-063.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMY G. KEY, UNMARRIED AND DENIELLE KEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB DYLAN CARTER, AN UNMARRIED MAN AND LAUREN ANSLEE LIEU, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Polly Acres Subdivision of record in Plat Book 3700, Page 57, as amended in Book 3700, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 81.0 feet on the Easterly side of Gayle Drive and extends back 199.81 feet on the Northerly line and 220.72 feet on the Southerly line, to a dead line, measuring 175.2 feet thereon.

Being the same property conveyed to Jeremy G. Key and Denielle Key, husband and wife by Warranty deed from Nicholas C. Gilbert and wife, Ashton Gilbert of record in Instrument No. 20150310-0020387 Register's Office for Davidson County, Tennessee, dated March 02, 2015 and recorded on March 10, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 57, as amended in Book 3700, Page 90, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Gayle Drive, Old Hickory, Tennessee 37138**.
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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 262371 DEEDWARR
07/25/2019 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20190725-0073386

20190725-0073386

Witness my/our hand(s) this the 25th DAY OF JULY, 2019.

Jeremy G. Key

Denielle Key

STATE OF TENNESSEE
COUNTY OF ~~HOUSTON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY G. KEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

~~STATE OF TENNESSEE~~
~~COUNTY OF HOUSTON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENIELLE KEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2019.

Notary Public
My Commission Expires: Aug 19, 2022
(SEAL)

CYNTHIA COFFEY
Notary Public - California
Stanislaus County
Commission # 2254936
My Comm. Expires Aug 19, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

See attachment/acknowledgment

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus)

On July 23, 2019 before me, Cynthia Coffey
(insert name and title of the officer)

personally appeared Danielle Key,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cynthia Coffey (Seal)

CYNTHIA COFFEY
Notary Public - California
Stanislaus County
Commission # 2254936
My Comm. Expires Aug 19, 2022

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 25th day of July, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY