Name and Address of New Owner:
Karo Mukhalian
4269 Rachel Donelson Pass
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 286917 DEEDWARR
09/17/2019 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20190917-0094267

Send Tax Bills To:
SAME AS NEW OWNER

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 075-11-0A-119.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bernard Winfred Trey Keith, III, an married man and Meredith Anne Wimberly, married woman, joint tenants with right of survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Karo Mukhalian, Unmarried**, the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 115, on the Plan of Phase Four-B, Heritage Meadows, of record in Instrument No. 20031111-0164698, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bernard Winfred Trey Keith, III, an unmarried man and Meredith Anne Wimberly, an unmarried woman, joint tenants with right of survivorship, by Warranty Deed from Craig Allen Warrick and wife, Trishia Marie Warrick, recorded October 27, 2008, of record in Instrument No. 20081027-0107100, in the Register's Office of Davidson County, Tennessee. The said Meredith Anne Wimberly has since married to the said Bernard Winfred Trey Keith, III and is now known as Meredith Anne Wimberly Keith.

This is improved property known as 4269 Rachel Donelson Pass, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of September, 2019.

_____(SEAL)
Bernard Trey Keith, III

MEREDITH ANNE WIMBERLY KEITH
~~BERNARD~~ B. TREY KEITH, III
ATTORNEY IN FACT
_____(SEAL)
Meredith Anne Wimberly Keith by Bernard Trey Keith, III Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2019, before me personally appeared Bernard Trey Keith, III 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 9th day of September, 2019.

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

_____
Notary Signature
My commission expires: 11/8/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bernard Trey Keith, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact for Meredith Anne Wimberly Keith, the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Meredith Anne Wimberly Keith by himself as said Attorney In Fact.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2019.

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

My Commission Expires:

11/8/22

_____
NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $333,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 6th day of September, 2019.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 12/15/21
File No. 2019-555

201909170094267

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY