WARRANTY DEED

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Stephanie Apelt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard D. Keidan	NEW OWNER	126150A19200CO
(NAME)	(NAME)	
8168 Settlers Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 361796 **DEEDWARR**
02/24/2020 09:43:40 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200224-0020022

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 considerations, the receipt of which is hereby acknowledged, we, Maurice McCallum and Ariel L. McCallum, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Richard Dale Keidan and Nancy Mansfield Keidan, Co-Trustees of the Keidan Revocable Living Trust under Trust Agreement dated May 22, 2019 hereinafter called the GRANTEE(S), and / or their 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. 172, on the plan of SECTION FOUR, BOONE TRACE AT BILTMORE, as shown on plat of record in Book 9700, Page 932 and 933, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maurice McCallum and Ariel L. McCallum, husband and wife by Warranty Deed from Jeff Knight and Jennifer Knight, husband and wife, dated 08/21/2013 and recorded 08/26/2013, of record in Instrument 201308260089775, Register's Office for Davidson County, Tennessee.
The execution of this instrument is effected by the signature of Donald R. Barrett, Jr. as Attorney-in-fact for Maurice McCallum and Ariel L. McCallum, which Power of Attorney is recorded in Instrument No. 20200224-0020021, in said Register's office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8168 Settlers Way, Nashville, TN 37221
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 18th day of February, 2020.

Maurice McCallum by Donald R. Barrett, Jr., attorney in fact

Ariel L. McCallum by Donald R. Barrett, Jr., attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of Maurice McCallum and Ariel L. McCallum and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of February, 2020.

Notary Public:
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027