RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 487893 DEEDWARR
10/02/2020 08:50:21 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20201002-0113866

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

File No. OA0007528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyn Ketelsen and Keith Ketelsen, wife and husband	OWNR	
(NAME)	(NAME)	
6336 Holly Trace Way		155-16-0A-394.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Sanna Shoates Danley and Lee Nelson Danley II, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lyn Ketelsen and Keith Ketelsen, wife and husband,** 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. 394 on the Plan of Traceside, Section II of record in Plat Book 11700, Page (s) 59 through 61, inclusive, and Instrument No. 20000922-0094253, 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 Lee Nelson Danley, II and Sanna Shoates Danley, husband and wife by Warranty deed from George Austin Adams, Jr. and Jamie Besst Vallecorsa, husband and wife of record in Instrument No. 20170317-0026312 Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 17, 2017.

Being also known as 6336 Holly Trace Way Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6336 Holly Trace 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 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 hand this 30th day of September, 2020.

Sanna Shoates Danley by Leslie A. Garside, attorney in fact
Sanna Shoates Danley by Leslie A. Garside, her attorney in fact

Lee Nelson Danley by Leslie A. Garside, attorney in fact
Lee Nelson Danley by Leslie A. Garside, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sanna Shoates Danley and Lee Nelson Danley II, wife and husband, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of September, 2020.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Sanna Shoates Danley and Lee Nelson Danley and that this instrument was executed on behalf of the said Grantors for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2020.

Notary Public Ashley Osgood

My Commission Expires:

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206