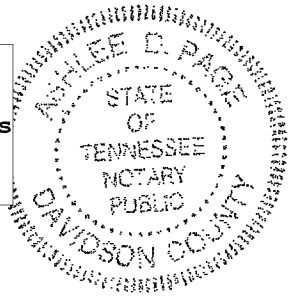
WARRANTY DEED

Karen Johnson Davidson County
Batch# 489914 DEEDWARR
10/06/2020 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $684.13
20201006-0115587



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(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
Thomonica Rena Beckett	New owner at	175-02-0B-145.00
(NAME) 828 Lower Park Place	(NAME) property address	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, **We Brian Christopher Keyes and Nicole Alyssa Keyes, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomonica Beckett,** an unmarried woman hereinafter called the GRANTEE(S), her 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 all of Unit No. 1802, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two & Three, filed for record as Instrument No, 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Brian Christopher Keyes and Nicole Alyssa Keyes, husband and wife by Warranty Deed from Susan N. Shand, an unmarried Person, dated 09/21/2018 and recorded 09/27/2018, of record in Instrument 201809270095956, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200810160104151, Instrument 200810160104157, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200709200112646, and Restated and Amended Restrictions recorded in Instrument 200803170026338, Instrument 200811170113467, Instrument 201012220101832, Instrument 201303220028759, Instrument 201402070011094, Instrument 201905020040941, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 2344, Page 432, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4425, Page 535, Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200603070026092, in the Register's Office for Davidson County, Tennessee. Corporate Conveyance of Easement recorded as recorded in Instrument 200811210114642,

Instrument 200807090070604, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Instrument 201003030016291, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to Old Hickory Commons Homeowners Association Inc of record in Instrument 200804020032833, Register's Office for Davidson County, Tennessee.

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 ☒ 828 Lower Park Place, Antioch, TN 37013

(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 5th day of October, 2020

Brian Christopher Keyes

Nicole Alyssa Keyes Date: 10/5/2020

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Christopher Keyes and Nicole Alyssa Keyes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of October, 2020.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21