Karen Johnson Davidson County
Batch# 522177 DEEDWARR
11/30/2020 01:33:54 PM 3 pgs
Fees: $18.00 Taxes: $1,126.65
20201130-0139034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,500.00

Susan McKeever
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2020.

William E Gron
Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

WILLIAM E GRON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Russell McKeever	NEW OWNER	073030079.00
(NAME)	(NAME)	
2508 Timwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we **Donna Sue Douglas and Charles J. Gebhardt, Jr., as Co-Trustee(s) of THE GEBHARDT FAMILY TRUST,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Russell McKeever and Susan McKeever, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 20 on the Revised Plat of certain lots of Section One, Sutherland Heights, of record in Book 2330, Page 127, Register's Office for said County, said Lot No. 20 fronts 100.4 feet on the Westerly Side of Timwood Drive and runs back between lines 247.6 feet on the Southerly line and 195 feet on the North line to a Dead Line in the rear which is a broken line, measuring 122 feet thereon.

Being the same property conveyed to Charles J. Gebhardt and wife, Betty R. Gebhardt by Deed from ELM Hill Homes, Inc., dated 12/05/1958 and recorded 12/05/1958 of record in Book 2857, Page 315, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles J. Gebhardt and Betty J. Gebhardt Trustee(s) respectively, and his/her/their successors in trust for the benefit of Charles J. Gebhardt and Betty J. Gebhardt, under the terms of THE GEBHARDT FAMILY TRUST, a Revocable Living Trust by Quitclaim Deed from Charles J. Gebjhardt and Betty J. Gebhardt, dated 09/20/2000 and recorded 10/03/2000 of record in Instrument 200010030097947, Register's Office for Davidson County, Tennessee.

The said Charles J. Gebhardt having since died on 02/23/2012 and the said Betty J. Gebhardt, having since died on 07/04/2020, leaving Donna Sue Douglas and Charles J. Gebhardt, Jr., as Co-Trustee(s) of THE GEBHARDT FAMILY TRUST.

Subject To all matters shown on the plat of record in Plat Book 2330, Page 127, in the 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 ☒ 2508 Timwood Drive, Nashville, TN 37214

(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 23rd day of November, 2020.

THE GEBHARDT FAMILY TRUST

Donna Sue Douglas Co-Trustee

Donna Sue Douglas, Co-Trustee

State of North Carolina

County of Mecklenburg

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Donna Sue Douglas, Co-Trustee of THE GEBHARDT FAMILY TRUST,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **Co-Trustee of THE GEBHARDT FAMILY TRUST,** the within named bargainor, and that she as such executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2020.

Notary Public

5/21/2024

My Commission Expires

JERELE DEE LOVELY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires May 21, 2024

File No.: 989496
Warranty Deed TN

THE GEBHARDT FAMILY TRUST

Co-Trustee

Charles J. Gebhardt, Jr., Co-Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Charles J. Gebhardt, Jr., Co-Trustee of THE GEBHARDT FAMILY TRUST,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **Co-Trustee of THE GEBHARDT FAMILY TRUST,** the within named bargainor, and that he as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2020.

Kimberly Rogers

Notary Public

6-9-2024

My Commission Expires

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

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