Karen Johnson Davidson County
Batch# 540216 DEEDWARR
12/22/2020 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $506.90
20201222-0152326



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2020.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Reginald McKeever	**Reginald McKeever**	**093-16-0-016.00**
84 Green Street	**1003 W. McKennie Ave**	
Nashville, TN 37210	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gary Green

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Reginald McKeever, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Property having Lot No. Lot 2 Kecsis, with the Section No. 93.16, and property beginning at Land in Davidson County, Tennessee being Lot No. 2 Kecsis on Green Street, as of record in Book 2901, page 147, Register's Office for said County, to which said Plan reference is hereby made for a complete legal description of said lot.

Land situated in Davidson County, Tennessee, being Lot No. 2 of the Kecsis Property in South Nashville, described as follows:

Beginning on the northerly margin of Green, formerly Leigh Street, 118 feet westerly from the westerly margin of Fairfield Avenue, being the corner of Lots Nos. 2 and 3 of the said unregistered plan; thence from the northerly margin of Green Street, westerly 41 feet to the corner of Lots Nos. 1 and 1; thence northerly with the line between said two lots, 165 feet to the southerly margin of an alley; thence with said alley, easterly 41 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 165 feet to the beginning.

Included in the above description but excluded therefrom is a parcel conveyed from Georgia Nixon to State of Tennessee by deed of record in Book 2901, page 147, said Register's Office, described as follows:

Beginning at a point in the southerly margin of an unnamed alley 120 feet west of the intersection of said southerly margin of said alley with Fairfield Avenue; thence westerly along the margin of said alley 41 feet; thence south 12 degrees 37 minutes 7 seconds west 49 feet; thence south 64 degrees 15 minutes east 42.5 feet; thence north 12 degrees 37 minutes 7 seconds east 64 feet to the point of beginning, containing 2337 square feet more or less.

Being the same property conveyed to Thelma Green by Installment deed from Jack J. Cohen and wife, Bessie D. Cohen of record in Book 5170, page 301, rerecorded at Book 5174, Page 964, Register's Office for Davidson County, Tennessee, dated July 13, 1974 and recorded on July 13, 1974.

Being the same property conveyed to Gary Green by Quit Claim deed from Thelma Green of record in Instrument No. 20150615-0056427 Register's Office for Davidson County, Tennessee, dated January 19, 2015 and recorded on June 15,2015.

This is X improved ☐ unimproved property known as **84 Green Street, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of December, 2020.

Gary Green

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, Gary Green, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of December, 2020.

Notary Public
My Commission Expires: 4-7-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 20-000698-526

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)