Karen Johnson Davidson County
Batch# 550006 DEEDWARR
01/08/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210108-0004102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Deborah A Keesee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2021.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deborah A. Keesee, unmarried woman	FirstBank	Map: 13611000700
(NAME) 100 Blue Mist Ct.	(NAME) 722 Columbia Ave.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD L. MESSICK, JR. AND CHRISTIAN L. LONGMIRE AND VICKY L. KEEN AND RICHARD L. MESSICK, JR., EXECUTOR OF THE ESTATE OF RICHARD L. MESSICK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEBORAH A. KEESEE, UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 7, Priest Lake Park, Section I, as shown by plat and survey of record in Plat Book 3842, Page 243, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard L. Messick and Neva J. Messick, husband and wife, by deed from James F. Jones and wife, V. Carole Jones, of record in Book 10220, Page 364, dated October 7, 1996, Register's Office for said County. The said Neva J. Messick died August 28, 2012, and title vested in Richard L. Messick as surviving tenant by the entirety. The said Richard L. Messick died testate on November 1, 2016, and the Will was admitted to Probate as Probate No. 17P64 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Richard L. Messick and Executor Under the Will of Richard L. Messick.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 243, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4249, Page 892, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 100 Blue Mist Ct., Nashville, TN 37217
(House No.) (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 our hands this 8th day of January, 2021.

Richard L. Messick, Jr.

Christian L. Longmire

Vicky L. Keen

Estate of Richard L. Messick

BY: Richard L. Messick, Jr.
Executor

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 Richard L. Messick, Jr., Christian L. Longmire, and Vicky L. Keen, 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.

Witness my hand and official seal this, 8th day of January, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard L. Messick, Jr., Executor of the Estate of Richard L. Messick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is Executor of the Estate of Richard L. Messick, and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this, 8th day of January, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.