WARRANTY DEED

Karen Johnson Davidson County
Batch# 554995 DEEDWARR
01/15/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $266.40
20210115-0007126

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF HAMILTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.

Ollie Jean Walters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2021

Gregory C. Luke
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGORY C. LUKE
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date Section 147.03 O.R.C.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Keith and Julie Keith	Christopher Keith and Julie Keith	Parcel ID: 096 00 0 042.00
(NAME) 0 Hoggett Ford Road	(NAME) PO Box 100227	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37224-0227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ollie Jean Walters, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Keith and Julie Keith, husband and wife**, 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:

Land in Davidson County, Tennessee, being Tract No. V on the copy of a survey of the portion of the lands of Jesse Leon Pirtle, deceased, prepared by Southern Land Surveying Co. dated May 11, 1966 as follows:

Commencing at an iron pin which is the Southeast corner of tract number 4 on said unrecorded plat, said iron pin being South 1° 06' West 974.16 feet from the Northwest corner of the 19 acres tract of land conveyed by Nancy C. Wright to L. C. Hessey, by deed of record in Book 264, Page 479, said Register's Office; thence South 1° 06' West 203 feet to an iron pin; thence South 45° 09' East 506.22 feet to an iron pin, this being the Southeast corner of the said 19 acre L. C. Hessey Tract; thence South 31° 12' West 225.11 feet to an iron pin at Stones River; thence down Stones River with the meanderings thereof to a point which is North 48° 19' West and 975.95 feet from said last mentioned iron pin, at which point (the terminus of said 975.25 feet line) there is also an iron pin thence containing down said river with the meanderings thereof to a point which is North 49° 39' West 165.0 feet from said last mentioned iron pin, at which point (the end of said 165.02 feet line) there is also an iron pin; thence South 89° 43' East 615.08 feet to the point of beginning, containing 6 acres.

Being the same property conveyed to James B. Walters and wife, Ollie Jean Walters, by Warranty Deed from L. J. Matlock, Jr. and wife, Joyce Matlock, of record in Book 4292, Page 245, in the Register's Office of Davidson County, Tennessee, dated December 05, 1968 and recorded on December 06, 1968. The said James B. Walters having since died on November 10, 2012, leaving Ollie Jean Walters as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 0 Hoggett Ford Road, Hermitage, TN 37076

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 12 day of Jan, 21

Ollie Jean Walters

Ollie Jean Walters

STATE OF OHIO

COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ollie Jean Walters, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of January, 2021.

Gregory C. Luke

Notary Public

My Commission Expires:

(SEAL)

GREGORY C. LUKE
Attorney at Law
Notary Public, State of Ohio
My Commission has No Expiration
Date Section 147.03 O.R.C.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY