# WARRANTY DEED

Karen Johnson Davidson County
Batch# 560254 DEEDWARR
01/25/2021 12:02:48 PM 2 pgs
Fees: $13.00 Taxes: $458.80

20210125-0010574

J-SB-WG-20-2832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kathleen Conn and John Allen Conn** | New Owner | |
| (NAME) | (NAME) | **136-10-A-44.00CO** |
| **2832 Lake Forest Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | | |
| (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 consideration, the receipt of which is hereby acknowledged, **TODD KEAHEY AND DANYELLE KEAHEY AND ESTATE OF TERESA KEAHEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN CONN AND HUSBAND, JOHN ALLEN CONN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60, Unit 60-A, on the Plan of Priest Lake Forest, Section 3, of record in Plat Book 5800, Page 161 and Condominium Site Plan of record in Plat Book 5800, Page 263, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Kay Keahey, unmarried, by Warranty Deed from Brian Francis Bender and wife, Bonnie Jean Bender, recorded November 30, 1987 in Book 7413, Page 106, Register's Office for Davidson County, Tennessee. The said Teresa Kay Keahey have since died intestate on October 9, 2009 and whose ancillary probate estate is being administered in the Probate Court for Davidson County, Tennessee under Docket No. 12P-903. Per Final Judgment Determining and Declaring Heirship, the Heirs of Teresa Kay Keahey are Danyelle Keahey Lindisch and Todd Michael Keahey. Order to Approve Sale of Real Property granted on January 15, 2021 authorizing Adam Barber as counsel for Estate of Teresa Keahey to sign on behalf of said Estate as noted in Docket No. 12P-903, Probate Court for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 5800, Page 161 and Condominium Site Plan in Plat Book 5800, Page 263, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5931, Page 645, Book 6021, Page 101, Book 6123, Page 175, Book 6124, Page 956, Book 6199, Page 270 and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 6108, Page 18, Register's Office for Davidson County, Tennessee.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2832 Lake Forest Drive, Nashville, Tennessee 37217**.

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), their heirs and 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), 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 my/our hand(s) this the 19th DAY OF JANUARY, 2021.

Todd Keahey by Adam Barber as Attorney-in-Fact
Todd Keahey by Adam Barber, Attorney-In-Fact
**Said Power of Attorney is of record in Instrument No. 20190916-0093439, RODC, TN.

Danyelle Keahey
Danyelle Keahey

Estate of Teresa Keahey

BY: _____
Adam Barber
Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM BARBER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TODD KEAHEY, and who acknowledged he/she/they executed the same as the free act and deed of the said TODD KEAHEY.

Witness my hand and official seal, this the 19th of January, 2021.

_____
Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANYELLE KEAHEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM BARBER, COUNSEL for the ESTATE OF TERESA KEAHEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of January, 2021.

_____
Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212