Karen Johnson Davidson County
Batch# 565015 DEEDWARR
02/01/2021 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $22.20
20210201-0014150

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03 08 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $6,000.00. Affiant Subscribed and sworn to before me, this the 29th day of January, 2021. Notary Public My commission expires: **03 08 2022**

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Norma Pascual Morales	Norma Pascual Morales	052-03-0-059.00 & 052-03-0-060.00
2328 New Hope Rd.	2328 New Hope Rd.	
Hendersonville, TN 37075	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MARLIN KEEL AND DONNA L. KEEL, A MARRIED COUPLE AND IDA CARRIGAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORMA PASCUAL MORALES, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PROPERTY DESCRIPTION
TRACT 1 "THIS SURVEY"

BEING ALL OF LOT NO. 94 AS SHOWN ON THE PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE (FOUND) IN THE EASTERLY MARGIN OF WARD ROAD(UNIMPROVED) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO HECTOR GERMAN GILL AS OF RECORD IN INSTRUMENT NO. 20140319-0022735, R.O.D.C., TENNESSEE; SAID IRON PIPE BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

WITH THE EASTERLY MARGIN OF SAID WARD ROAD, NORTH 08 DEGREES 19 MINUTES 57 SECONDS EAST, 193.83 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 95 ON THE AFOREMENTIONED PLAN OF EAST MADISON ADDITION; THENCE, WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT NO. 95, SOUTH 83 DEGREES 17 MINUTES 59 SECONDS EAST, 50.32 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JOHN THOMAS MARSHALL AS OF RECORD IN DEED BOOK 1788, PAGE 180, R.O.D.C., TENNESSEE; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID JOHN THOMAS MARSHALL AND THE WESTERLY PROPERTY LINE OF CHARLES E. POOLE ET AL. AS OF RECORD IN INSTRUMENT NO. 20170913-0093593, R.O.D.C., TENNESSEE, SOUTH 06 DEGREES 44 MINUTES 57 SECONDS WEST, 193.83 FEET TO AN IRON ROD (FOUND) IN THE NORTHERLY PROPERTY LINE OF THE AFOREMENTIONED HECTOR GERMAN GILL PROPERTY; THENCE,

WITH THE NORTHERLY PROPERTY LINE OF SAID GILL, IN PART, NORTH 83 DEGREES 13 MINUTES 08 SECONDS WEST, 55.68 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION
TRACT 2 "THIS SURVEY"

BEING ALL OF LOT NO. 95 AS SHOWN ON THE PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE EASTERLY MARGIN OF WARD ROAD(UNIMPROVED) AT THE NORTHWESTERLY PROPERTY CORNER OF LOT NO. 94 AS SHOWN ON THE AFOREMENTIONED PLAN OF EAST MADISON ADDITION, A SUBDIVISION OF THE NORTHERLY 25 ACRES OF THE STIDDUM LAND; THENCE,

WITH THE EASTERLY MARGIN OF SAID WARD ROAD, NORTH 08 DEGREES 19 MINUTES 57 SECONDS EAST, 150.00 FEET TO AN IRON ROD (NEW) AT THE SOUTHWESTERLY PROPERTY CORNER OF LOT NO. 93 ON THE AFOREMENTIONED PLAN OF EAST MADISON ADDITION; THENCE, WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT NO. 94, SOUTH 83 DEGREES 20 MINUTES 30 SECONDS EAST, 46.18 FEET TO AN IRON ROD (NEW) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO THE ESTATE OF CHARLIE WILSON ET AL. AS OF RECORD IN DEED BOOK 4974, PAGE 39, R.O.D.C., TENNESSEE; THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID CHARLIE WILSON ET AL., IN PART, AND THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JOHN THOMAS MARSHALL AS OF RECORD IN DEED BOOK 1788, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN PART, SOUTH 06 DEGREES 44 MINUTES 57 SECONDS WEST, 150.00 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTERLY PROPERTY CORNER OF SAID LOT NO. 94; THENCE,

WITH THE NORTHERLY PROPERTY LINE OF SAID LOT NO. 94, NORTH 83 DEGREES 17 MINUTES 59 SECONDS WEST, 50.32 FEET TO THE POINT OF BEGINNING.

Being a portion of the same property conveyed to Marlin Keel by Warranty Deed from Elizabeth Ratner, et Vir Frank E. Ratner of record in Book 6523, Page 696 Register's Office for Davidson County , Tennessee, dated March 20, 1985 and recorded on April 1, 1985.

Being a portion of the same property conveyed to Marlin Keel and wife, Donna L. Keel and Billy L. Carrigan and wife, Ida Carrigan by Quitclaim Deed from Marlin Keel and wife, Donna L. Keel of record in Book 7402, Page 239 Register's Office for Davidson County , Tennessee, dated October 21, 1987 and recorded on November 12, 1987.

Billy L. Carrigan is now deceased having died on or about August 14, 2020, leaving Ida Carrigan as surviving tenant as to a one half interest.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Ward Road, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of January, 2021.

Marlin Keel

Marlin Keel

Donna L. Keel

Donna L. Keel

Ida Carrigan by Marlin Keel, AIF as Attorney In Fact

Ida Carrigan by Marlin Keel, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 29th day of January, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp May 2, 2022 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marlin Keel, as attorney in fact for Ida Carrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of January, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp May 2, 2022 COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

