34B

Karen Johnson Davidson County
Batch# 578959 DEEDWARR
02/25/2021 02:09:15 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210225-0024130

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF FEBRUARY, 2021.

Lydia H Weaver
Notary Public

MY COMMISSION EXPIRES: ~~May 2, 2022~~ 7/9/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZACHARY FULTON KEITH, ET UX	Interline Mortgage Svs	119-15-0-053.00
(NAME)	(NAME)	
3122 SOUTHLAKE DRIVE	5875 N Sam Houston Pkwy #300	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY FULTON KEITH AND SARAH ALEXANDRA 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 Lot No. 67 on the Map of Section Two, Southlake, as of record in Book 2083, Page 84, Register's Office for said County.

Said Lot No. 67 fronts 80 feet on the Easterly side of Southlake Drive and runs back between lines 151.8 feet on the Northerly line, 151.9 feet on the Southerly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Patrick L. Mickler and wife, Lois J. Mickler, from Constance L. Caudle, unmarried, by deed dated April 22, 2010, of record in Instrument No. 20100423-0030730, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 2083, Page 84; Restrictions of record in Book 2274, Page 618; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3122 SOUTHLAKE DRIVE, NASHVILLE, TN 37211**
(House Number) (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 19 day of February, 2021.

PATRICK L. MICKLER

LOIS J. MICKLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Patrick L. Mickler and Lois J. Mickler,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of February, 2021.

My Commission Expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON