Karen Johnson Davidson County
Batch# 579387 DEEDWARR
02/26/2021 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210226-0024562

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21010007

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF February, 2021.

NOTARY PUBLIC

My Commission expires:

Address of New Owner	Send Tax Bills To:	Tax Information:
Jackson Valley Land Partners, LLC 6121 Nolensville Pike Nashville, TN 37211	Same	083-13-0-528.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Leonard Olice Keeler, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Shelby Hills, Section III, as of record in Book 3500, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 58.93 feet on the easterly side of South Tenth Street and extends back 191.24 feet on the northerly line and 189.50 feet on the southerly line, to an alley in the rear on which it measures 58.93 feet.

Being the same property conveyed to Horace Keeler and wife, Dorothy L. Keeler, by Warranty Deed from F. R. Escue and L. C. Young d/b/a Escue and Young dated 05/04/1965 and recorded on 05/05/1965 at Book 3887, Page 411, Register's Office for Davidson County, Tennessee. Dorothy L. Keeler having since died on or about 01/02/2000 leaving Horace Keeler the surviving tenant by the entirety. Horace Keeler having since died on or about 06/16/2006 property vested in Walter A. Keeler, Sr., and Billy Vaughn according to the terms of his Last Will and Testament filed in Docket No. 06P-1017 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Further being the same property conveyed to Walter A. Keeler, Sr., by Warranty Deed from Billy Vaughn dated 10/11/2006 and recorded on 10/12/2006 in Instrument No. 20061012-0126855, RODCT. Further being the same property conveyed to Walter Alex Keeler and Leonard Olice Keeler by Quitclaim Deed from Walter Alex Keeler dated 04/11/2019 and recorded on 04/17/2019 in Instrument No. 20190417-0035231, RODCT. Walter Alex Keeler, aka Walter A. Keeler, Sr., having since died intestate on or about 12/30/2019, his one-half interest vested in Mattie Keeler, Tabetha Hostettler, Walter A. Keeler, Jr., Walter A. Keeler and Leonard Olice Keeler (see Affidavit of Heirship of record in Instrument No. 20210119-0007936, RODCT). Mattie Keeler further conveyed her interest to Leonard Olice Keeler by Quitclaim Deed dated 08/26/2020 of record in Instrument No. 20201208-0142495, RODCT. Tabetha Hostettler further conveyed her interest to Leonard Olice Keeler by Quitclaim Deed dated 08/27/2020 of record in Instrument No. 20201208-0142496, RODCT. Walter A. Keeler, Jr., further conveyed his interest to Leonard Olice Keeler by Quitclaim Deed dated 08/27/2020 of record in Instrument No. 20201208-0142497, RODCT. Walter A. Keeler further conveyed his interest to Leonard Olice Keeler by Quitclaim Deed dated 01/13/2021 of record in Instrument No. 20210119-0007937, RODCT.

This is property generally located:
407 South 10th Street, Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 3500, Page 116, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, our successors and/or assigns, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

Ronda Lynn Keeler joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of **Leonard Olice Keeler**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Leonard Olice Keeler and Ronda Lynn Keeler** has/have caused this instrument to be executed, this the 19 day of February, 2021.

Leonard Olice Keeler

Ronda Lynn Keeler

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Leonard Olice Keeler and Ronda Lynn Keeler,** 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.

This the 19 day of February, 2021.

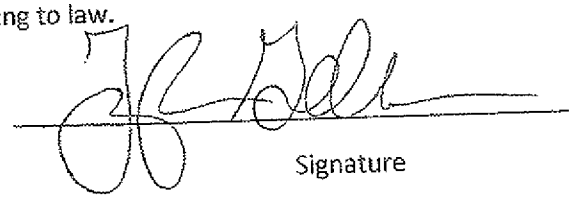
My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

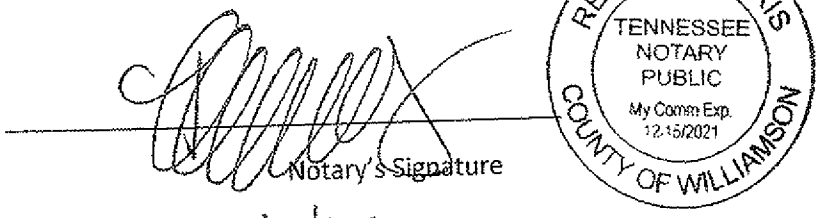


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021