Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1210TN

Karen Johnson Davidson County
Batch# 597970 DEEDWARR
03/23/2021 12:07:30 PM 2 pgs
Fees: $13.00 Taxes: $2,997.00
20210323-0038204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of March, 2021.

Notary Public

Commission Expiration: 1/3/22

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
James Howard MacKenzie III and Lora Lee Stepusin MacKenzie	Studio Bank 124 12th Ave. South, Suite 400	
1487 A Woodmont Blvd	Nashville, TN 37203	117 12 0O 001.00
Nashville, TN 37215		

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, **Chase Keen and Alexis Keen, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Howard MacKenzie III and Lora Lee Stepusin MacKenzie, 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:

Property known as 1487 A Woodmont Blvd Nashville, TN 37215, County of Davidson to wit:

Certain Townhomes located in Davidson County, Tennessee, described as Unit 1 of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium apartments, recorded in Instrument No. 20150526-0048171 and amended in Instrument No. 20151009-0103197, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium Apartments contained in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150526-0048171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chase M. Keen, unmarried, by deed from Weekley Homes, LLC dated 03/11/2016 filed and recorded 03/14/2016 of record as Instrument No. 20160314-0023929, said Register's Office.

Tax Map and Parcel ID is as follows 117 12 0O 001.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

This is improved property known as: 1487 A Woodmont Blvd, Nashville, TN 37215

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 unemcumbered, 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 my hand this 16th day of March, 2021.

Chase Keen

Alexis Keen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2021, before me personally appeared **Chase Keen and Alexis Keen**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 16th day of March, 2021.

Notary Public

Commission Expiration: 11/19/2024

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Robert L. Scruggs, 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 Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2024

My Commission Expires: 1-3-2022.