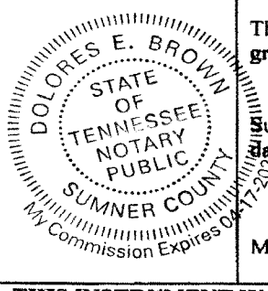
Karen Johnson Davidson County
Batch# 613170 DEEDWARR
04/13/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210413-0048758

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this the 26th day of March, 2021. Notary Public My commission expires: 4-17-2023

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:
Carly Ronan and Dylan Strachan	New Owner(s)	162-03-0-081.00

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, **JAY KEISER AND SARAH JONES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLY RONAN AND DYLAN STRACHAN,WIFE AND HUSBAND**, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Colewood Hills Subdivision, Section 1 of record in Plat Book 4300, Page 130, in the 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 Douglass F. Morgan, a single person by Warranty deed from Tommy N. Holt and wife, Marilyn H. Holt of record in Book 8037, page 900, Register's Office for Davidson County, Tennessee, dated January 30, 1990 and recorded on February 01, 1990.

Being the same property conveyed to Michael Haskins and Rebecca Haskins, husband and wife by Warranty deed from Douglass F. Morgan, unmarried of record in Instrument No. 20190215-0014101 Register's Office for Davidson County, Tennessee, dated February 14, 2019 and recorded on February 15, 2019.

Being the same property conveyed to Jay M. Keiser and Sarah Jones, husband and wife by Warranty deed from Michael Haskins and Rebecca Haskins, husband and wife of record in Instrument No. 20191008-0102968 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 08, 2019.

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 5017 McLendon Drive, Antioch, TN 37013, 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 26th day of March, 2021.

Jay Keiser

Sarah Jones

STATE OF Texas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jay Keiser and Sarah Jones, 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 26th day of March, 2021.

Notary Public

My Commission Expires: 9-3-23

SAMANTHA DYKE
Notary ID #7058266
My Commission Expires
September 3, 2023

True Copy Certification

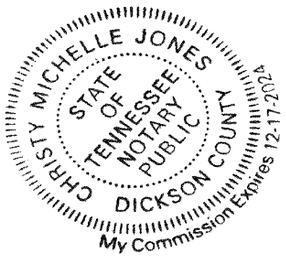
I, **Laura Desmond** do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Desmond

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Laura Desmond** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M. Jones
My Commission Expires:



SEAL