THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333982

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 626877 DEEDWARR
04/30/2021 11:17:14 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20210430-0058203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $699,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2021.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 1, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan Keelan and Spencer Pekar 1115 Kirkland Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-02-0-174.00

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 of which is hereby acknowledged, **Michael J. Noto, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Keelan, unmarried, and Spencer Pekar, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 43 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 43 fronts 50.0 feet on the northerly margin of Kirkland Avenue and extends back 194.7 feet on the easterly line and 193.6 feet on the westerly line to a dead line in the rear measuring 50.0 feet thereon. Together with a joint driveway easement as set forth in Instrument of record in Book 4888, page 815, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MICHAEL J. NOTO AND WIFE, JENNIFER L. MCMILLAN, by deed from BOB MOORE MUSIC, INC, A TENNESSEE CORPORATION, of record in Instrument No. 20080516-0050500 , dated May 8, 2008 , said Register's Office.

Being further conveyed to MICHAEL J. NOTO by deed from JENNIFER L. MCMILLAN NKA JENNIFER M. NOTO, of record in Instrument No. 20150615-0056894, dated June 15, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 072-02-0-174.00.

Matters shown on the Plan of record in Plat Book 332, page 101, said Register's Office.

Joint Driveway Agreement of record in Book 4888, page 815, said Register's Office.

This is improved property located at 1115 Kirkland Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2021.

Michael J. Noto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Noto, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022