Karen Johnson Davidson County
Batch# 627103 DEEDWARR
04/30/2021 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210430-0058513

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and Sworn before me this 30th day of April, 2021.

Notary Public
My commission expires 3/8/25

AMY GENTRY
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Kepley Properties LLC 2037 Harbor Drive Smyrna TN 37167	The same	162-02-0-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charlie H. Teague, widowed** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kepley Properties LLC,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Colewood Acres, Section I, as of record in Book 3700, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlie H. Teague and Wife, Mary E. Teague by deed from Robert Ray Warren and wife, Shelia K. Warren, Dated 07/25/1980, Recorded 07/28/1980, Record Book 5629, Page 306, Register's Office for Davidson County. The said Mary E. Teague now deceased, having passed away on July 30, 2017, leaving Charlie H. Teague Sole Heir at Law.

This is [X] improved [ ] unimproved property known as 192 Tusculum Road, Nashville, TN 37013

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2021

Charlie H. Teague

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Charlie H. Teague** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 30th day of April, 2021.

Notary

My commission expires: 10/22/23

NICHOLAS S. HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
10-22-2023
COUNTY OF RUTHERFORD

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

