WARRANTY DEED

Karen Johnson Davidson County
Batch# 642541 DEEDWARR
05/24/2021 09:52:40 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210524-0069847

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-689

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Randy Keiser and Gwendolyn Keiser	Randy Keiser and Gwendolyn Keiser	171 02 0A 057.00
(NAME) 9300 Arrowhead Court	(NAME) 9300 Arrowhead Court	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michelle Annette Cargill, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Randy Keiser and Gwendolyn Keiser, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A Condominium Apartment in Davidson County Tennessee, being Unit No. 57 of Brentwood Villa, Phase 3 B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, Page 4, as amended in Book 6900, Page 329, Register' s Office for said County, to which source reference is hereby made for more complete details of description, together with the said appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Michelle Annette Cargill, unmarried, by Warranty Deed from Suzanne W. Brunson, an unmarried woman of record in Instrument No. 20171204-0123188, in the Register's Office of Davidson County, Tennessee, dated December 1, 2017 and recorded on December 4, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements

of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is Improved property located at 279 Glenstone Circle, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 21st day of May, 2021.

GRANTOR:

Michelle Cargill

Michelle Annette Cargill

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Michelle Annette Cargill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21st day of May, 2021.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

My Commission Expires: 3·17·24