THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434728** Karen Johnson Davidson County Batch# 650608 DEEDWARR 06/07/2021 01:47:30 PM 3 pgs Fees: $18.00 Taxes: $2,170.12 20210607-0076104	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $586,520.00 Affiant Subscribed and sworn to before me, this 27th day of May, 2021. Notary Public My Commission Expires: 3/15/25 HANNAH LEWIS NOTARY PUBLIC TENNESSEE 3/15/2025 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffery B. Keith and Kerry C. Keith 2622 Miami Avenue Nashville TN 37214	New Owner 12627 Osage Road, North Anchorage, KY 40223	Tax Parcel ID No. 052-13-0-047.00

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, **Douglas Havron, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffery B. Keith and Kerry C. Keith, husband and wife**, ("Grantee"), his 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 Lot No. 43 on the Map of Woodale Grove Annex, Subdivision of Part of J. H. Gothard's Lands, as of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a part of Lot No. 43 conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from Gary Cooper and wife, Bessie Cooper, dated 2/21/66 and recorded 4/5/66 in Book 4002, Page 766, described as follows:

Being part of Lot No. 43 on the Plan of Woodale Grove Annex, as of record Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point, said point being the Northwest corner of Lot No. 43, said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 50 feet to a point; said point being the Northeast corner of Lot No. 43; thence Southerly along the Easterly margin of Lot No. 43, 30 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue, 50 feet to a point in the Westerly line of Lot No. 43; thence Northerly along the Westerly line of Lot No. 43, 31 feet, more or less, to the point of beginning.

Being the same property conveyed to DOUGLAS HAVRON, by deed from RUSSELL BOOTHE AND LARRY GEORGE, of record in Instrument No. 20161013-0108457 , dated October 11, 2016 , said Register's Office.

Michael Edward Havron joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 052-13-0-047.00.

This is improved property located at 2622 Miami Avenue Nashville TN 37214

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 27th day of May, 2021.

Douglas Havron

Michael Edward Havron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 27th day of May, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certificate of Authenticity

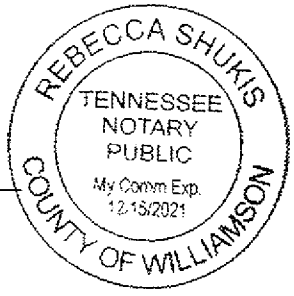
I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021