Karen Johnson Davidson County
Batch# 667834 DEEDWARR
06/29/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210629-0088091

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Keith Middleton and Diane Middleton, husband and wife	NEW OWNER	Map: 07408026100
(NAME) 6636 Whittemore Dr.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($180,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT LEON O'KELLEY, JR. AND LILLIAN O'KELLEY WILLIAMS, TRUSTEE OF THE TESTAMENTARY TRUST FBO WILLIAM RAY O'KELLEY AND MATTHEW ALLAN WILLIAMS AND MEAGAN GRACE DUNN, DEVISEES UNDER THE WILL OF ROBERT LEON O'KELLEY, SR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEITH MIDDLETON AND DIANE MIDDLETON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, 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. 1001, on the Plan of Hermitage Hills, Section 10, of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1001 fronts 85 feet on the northeasterly margin of Jacksonian Drive and runs back between lines measuring 108.54 feet on the southerly line and 160 feet on the northerly line to a dead line in the rear measuring 99.32 feet thereon.

Being the same property conveyed to Robert Leon O'Kelley and wife, Jon Ann O'Kelley, by deed from Goldie M. Anderson, of record in Book 4666, Page 848, dated December 20, 1972, Register's Office for said County. The said Jon Ann O'Kelley died April 2, 2014, and title vested in Robert Leon O'Kelley, as surviving tenant by the entirety. Robert Leon O'Kelley and Robert Leon O'Kelley, Sr. being one and the same person. The said Robert Leon O'Kelley, Sr. died testate on November 17, 2020 and the Will was admitted to Probate only as a muniment of title as Probate No. 21P-946 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Robert Leon O'Kelley, Sr.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 50, said Register's Office; (3) Easement to Water Mains to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20030710-0095660, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3765, Page 134, Register's Office for said County.

The signatures of Robert Leon O'Kelley, Jr., Matthew Allan Williams, and Meagan Grace Dunn are signed by his/her/their duly appointed Attorney-in-Fact. Lillian O'Kellev Williams, pursuant to the Power of Attorney of record in Instrument No. 202106290088088, Instrument No. 202106290088089, and Instrument No. 202106290088090,said Register's Office.

unimproved ☐
This is improved ☒ property, known as 157 Jacksonian Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of June, 2021.

Robert Leon O'Kelley, Jr. By: Lillian O'Kelley Williams, as Attorney in Fact
Robert Leon O'Kelley, Jr.
By: Lillian O'Kelley Williams, as Attorney in Fact

Lillian O'Kelley Williams Trustee
Lillian O'Kelley Williams, Trustee of the Testamentary
Trust fbo William Ray O'Kelley

Matthew Allan Williams By: Lillian O'Kelley Williams, as Attorney in Fact
Matthew Allan Williams
By: Lillian O'Kelley Williams, as Attorney in Fact

Meagan Grace Dunn By: Lillian O'Kelley Williams, as Attorney in Fact
Meagan Grace Dunn
By: Lillian O'Kelley Williams, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Lillian O'Kelley Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Robert Leon O'Kelley, Jr., Matthew Allan Williams, and Meagan Grace Dunn, as his/her/their Attorney-in-Fact, as the free act and deed of the within named Robert Leon O'Kelley, Jr., Matthew Allan Williams, and Meagan Grace Dunn.

Witness my hand and official seal this 29th day of June, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Lillian O'Kelley Williams, Trustee of The Testamentary Trust fbo William Ray O'Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Trustee of The Testamentary Trust fbo William Ray O'Kelley, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 29th day of June, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Zana Petty, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 29, 2021.

(AFFIANT) – Zana Petty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of June, 2021.

My commission expires: 10-2-23

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public