This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12820-TC

Karen Johnson Davidson County
Batch# 683470 DEEDWARR
07/26/2021 11:09:52 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20210726-0099816

STATE OF TENNESSEE
COUNTY OF Davidson

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-08-2023

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan Thompson and Jennifer Thompson 3911 Ivy Drive Nashville, TN 37216	new owners	073-01-0-189.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David Keiser and Amanda Frick Keiser, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nathan Thompson and Jennifer Thompson, 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 all of Lot No. 63 on the Plan of Sections Three and Four, Moss Rose Heights, according to survey and plat of same appearing of record in Plat Book 1835, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Keiser and Amanda Frick Keiser, husband and wife by Warranty Deed from Robert J. Doherty and Carol S. Chandler, husband and wife, dated September 28, 2018, recorded October 1, 2018, of record in Instrument No. 20181001-0096791, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3911 Ivy Drive, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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

Return to:

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2021.

GRANTOR:

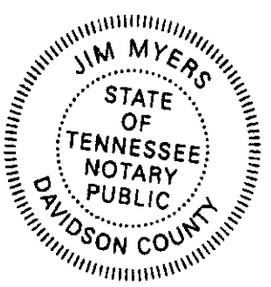
David Keiser

Amanda Frick Keiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Keiser and Amanda Frick Keiser, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2021.



Notary Public
My Commission expires: 11-6-2024