Karen Johnson Davidson County
Batch# 691938 DEEDWARR
08/06/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20210806-0106244

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

Affiant

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 29th day of July, 2021.

Notary Public
My Commission Expires: 11-06-24

2021-386

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zach Keller and Kari Rankin	Zach Keller	
1809B 6th Ave	1809B 6th Ave	081-08-2X-002.00-CO
Nashville, TN, 37208	Nashville, TN 37208	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael O'Shea and Bonnie O'Shea, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Zach Keller, an unmarried man and Kari Rankin, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B, 1809 6th Avenue North Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as shown in the Declaration of Covenants, Conditions and Restrictions for 1809 6th Avenue North Commons of record in Instrument No. 20170117-0004983, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael O'Shea and Bonnie O'Shea, community property with right of survivorship by Warranty Deed from Mack Props, LLC of record in Instrument No. 20180309-0022506 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 09, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1809B 6th Ave, Nashville, TN 37208.**

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 July, 2021.

Michael O'Shea

Bonnie O'Shea

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 Michael O'Shea and Bonnie O'Shea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 March 09 2018 (date of document).

Affiant Signature

July 30 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024