STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2021.

Notary Public
MY COMMISSION EXPIRES: 11-5-2024
File No. 21-13347

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 693450 DEEDWARR
08/09/2021 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20210809-0107035

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SN Tennessee, LLC (NAME) 8390 East Via de Ventura, F-110, #303 (STREET ADDRESS) Scottsdale, AZ 85258 (CITY) (STATE) (ZIP)	New Owner	25-8-A-182 CO

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 HEREBYACKNOWLEDGED, WE, **Jennifer Keigher, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SN Tennessee, LLC, a Delaware Limited Liability Company,** 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. 182 on the Final Plat, Parkview Preserve, Phase 1B, of record in Instrument Number 20190702-0064469, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer Keigher, a single woman by Special Warranty Deed dated January 7, 2021 from NVR, Inc., recorded January 8, 2021, in Instrument Number 20210108-0004094, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 456 Killarney Park, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 5th day of August, 2021.

Jennifer Keigher

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of August, 2021, before me personally appeared Jennifer Keigher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2021.

Notary Signature
My commission expires: 3/2/22

MICHAEL T. ROSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 8-5-2021.

Affiant
Date: August 6, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY