THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736089** Karen Johnson Davidson County Batch# 708833 DEEDWARR 09/01/2021 02:13:56 PM 2 pgs Fees: $13.00 Taxes: $8,880.00 20210901-0118022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00 Affiant Subscribed and sworn to before me, this 31st day of August, 2021. Notary Public My Commission Expires: WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Bryan Bui 4613 Granny White Pike Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-15-0-019.00

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, **Judy H. Keener, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Bui and Mariah Smith, husband and wife**, ("Grantees"), their 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, described according to a mortgage loan inspection by John Kohl & Co., P. C., dated December 16, 1987, as follows:

Beginning at a point on the westerly right-of-way of Granny White Pike at the southeasterly corner of the Beatrice Boyd Burton property; thence with said right-of-way of Granny White Pike, S 13 degrees 15 minutes W 250 feet; thence, N 82 degrees 50 minutes W 350 feet to a point; thence N 13 degrees 15 minutes E 250 feet to a point in the southerly line of Beatrice Boyd Burton; thence with said southerly line, eastwardly 350 feet to the point of beginning.

Being the same property conveyed to FRANK O. KEENER AND WIFE, JUDY J. KEENER, by deed from LOUIS A. GREEN, III AND WIFE, HELEN S. GREEN, of record in Instrument No. 20140317-0022048 , dated March 14, 2014 , said Register's Office.

FRANK O. KEENER died on or about March 9, 2015, leaving JUDY J. KEENER as the surviving tenant by the entirety.

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. 131-15-0-019.00.

This is improved property located at 4613 Granny White Pike Nashville TN 37220

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 31st day of August, 2021.

Judy H. Keener

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy H. Keener, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022