Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 730679 DEEDWARR
10/05/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20211005-0133926

WARRANTY DEED

Effective as of **30th day of September, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Norma Simmons, Trustee of The Simmons Family Trust,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Keydia Holdings LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Page 550, 551 and 552 and Certificate of Correction in Book 7462, Page 445, Surveyor's Certificate of Correction in Book 8110, Page 401 and Amendment in Book 8181, Page 112 in the Register's Office for said County.
>
> Said Lot No. 255 fronts 35.00 on the Westerly margin of Tonyawood Drive and extends back 104.12 feet on the Southerly line and 185.75 feet on the Northerly line to a dead line in the rear, measuring 154.12 feet thereon.
>
> Being the same property conveyed to The Simmons Family Trust, dated October 9, 2004, John A. Simmons and Norma J. Simmons, Trustors and/or Trustees, by Warranty Deed from John A. Simmons and wife, Norma J. Simmons, of record in Instrument No. 20050125-0009299, in the Register's Office of Davidson County, Tennessee, dated January 23, 2005 and recorded on January 25, 2005.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown in the Register's Office of **Davidson County**, Tennessee; together with the **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 30 day of September, 2021

GRANTORS:
The Simmons Family Trust

Norma Simmons
BY: Norma Simmons
ITS: Trustee

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Norma Simmons, as Trustee for The Simmons Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 30th day of September 2021.

Notary Public

My Commission Expires:
October 2, 2023

New Owner Name and Address to: Keydia Holdings LLC 12717 W Sunrise Blvd #250 Sunrise FL 33323 Property Address: 1004 Tonyawood Drive Old Hickory, TN 37138 Mail tax bills to: Keydia Holdings LLC 12717 W Sunrise Blvd #250 Sunrise FL 33323 Parcel I.D. Numbers: 063 16 0B 173.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $281,000.00 AFFIANT Subscribed and sworn to before me this 30 day of September, 2021 NOTARY PUBLIC Commission expires: 6/2/25

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Tennessee Certification of Electronic Document

I, Tammy Robinson, 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 September 30, 2021 date of document).

Tammy Robinson
Affiant Signature

10/4/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 4 day of Oct, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025