Name and Address of New Owner:
Kenneth Paul Harris
1320 Greenstone Lane
Nashville, TN 37221

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Send Tax Bills To:
First Freedom Bank
1620 West Main Street
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 738662 DEEDWARR
10/18/2021 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20211018-0139564

Map & Parcel No: 15500004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John M. Keeton, IV, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer, and convey unto **Kenneth Paul Harris, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey by S.H. Hutchinson, Surveyor, dated January 25, 1960, as follows:

Beginning at a Hickory tree with a Tan Oak pointer, same being the north west corner of R.B. Smith's land, in W.H. Anderson's south line; thence with south line of the Anderson and Harvell lands north 87° west 76.90 poles to a stake formerly a Beech; thence with east line of H.T. Claxton south 3° 30' west 13 poles, more or less, to center of the Lewis road, same being northwest corner of F.C. Tidwell's 11/16 acres lot; thence with center of Lewis Road and north westerly line of said lot north 34° east 4.66 poles; thence leaving said road going south 54° east passing south easterly corner of said 11/16 acre lot at about 10.18 poles, in all 13.10 poles to a stake with Black Locus & Sassafras pointers; thence south 36° west 23.80 poles to a stake at the south east corner of J.L. Roberts 1 acre lot, Sassafras & Black Locus pointers; thence with east line of J.M. Roberts land south 2° west 17.50 poles, more or less, to a stake formerly 3 Beech pointers the corner of R.B. Smith land; thence with R.B. Smith's north line south 87° east 76.90 poles to a stake with a large Tan Oak pointer; thence with R.B. Smith's west line north 2° east 52 poles to a point of beginning containing 23.90 acres, being the same more or less.

BEING the same property conveyed to John M. Keeton, IV and wife Bettie W. Williams by Warranty Deed from Johnny L. York and wife, Patricia Morris York, dated July 15, 1988, of record in Book 7601, Page 506, Register's Office for Davidson County, Tennessee. Said Bettie W. Williams became deceased on January 2, 2009, vesting John M. Keeton, IV as surviving tenant.

Being the same property conveyed to John M. Keeton, IV by Quitclaim Deed from Evelyn C. Keeton, wife of John M. Keeton, III, deceased in Instrument No. 20201013-0118979, Register's Office for Davidson County, Tennessee, dated October 12, 2020 and recorded on October 13, 2020.

Being the same property conveyed to John M. Keeton, IV by Quitclaim Deed from John M. Keeton, IV in Instrument No. 20210831-0117495, Register's Office for Davidson County, Tennessee, dated June 3, 2021 and recorded on August 31, 2021.

Being also known as 8455 Lewis Road, Nashville, Tennessee 37221.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of October, 2021.

_____(SEAL)
John M. Keeton, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2021, before me personally appeared John M. Keeton, IV, 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 6th day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
John M. Keeton, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires:

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/6/21.

Affiant Signature

10/8/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/8/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON