Karen Johnson Davidson County
Batch# 739711 DEEDWARR
10/20/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20211020-0140499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

Y-VRES-21-1825

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kylie Evelyn Keegan and Derek Alexander Keating	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
1825 Welcome Lane	**9311 San Pedro #100**	**073-09-0-099.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON M. GOLDSTEIN AND EDITH FRENI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLIE EVELYN KEEGAN AND DEREK ALEXANDER KEATING, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennesse, being Lot No 115 on the Plan of Burchwood Garden, Section Two, of record in Plat Book 2900, Page 66, in the 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 Brandon M. Goldstein, An Unmarried Man by Warranty deed from Sheila P. Baldwin, Trustee of The Baldwin Revocable Living Trust of record in Instrument No. 20170522-0050441 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017.

Brandon M. Goldstein having since married. Edith Freni joins in this instrument to convey any marital interest she has in subject property.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 2900, Page 66 , Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3000, Page 528, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1825 Welcome Lane, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th DAY OF OCTOBER, 2021.

Brandon M. Goldstein

Edith Freni

STATE OF CALIFORNIA
COUNTY OF CALIFORNIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON M. GOLDSTEIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of October, 2021.

Notary Public
My Commission Expires: MARCH 22, 2022
(SEAL)

ROSEMARIE C. FERNANDEZ
Notary Public – California
Los Angeles County
Commission # 2235225
My Comm. Expires Mar 22, 2022

STATE OF CALIFORNIA
COUNTY OF CALIFORNIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDITH FRENI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of October, 2021.

Notary Public
My Commission Expires: MARCH 22, 2022
(SEAL)

ROSEMARIE C. FERNANDEZ
Notary Public – California
Los Angeles County
Commission # 2235225
My Comm. Expires Mar 22, 2022

CERTIFICATE OF AUTHENTICITY

I, Pam Adf 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 10/14/21.

Pam Adf
Affiant
Date: 10/18/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 18th day of October, 2021

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024