Karen Johnson Davidson County
Batch# 748031 DEEDWARR
11/02/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20211102-0146808

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$245,000.00** (Two Hundred Forty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of October, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

JOHN CHARLES ROSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Paul Lovelace and Pamela Lovelace 207 Hillsboro Place Nashville, TN 37215	New owner	117030D20700CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **BEVERLY KEEL, ADMINISTRATOR OF THE ESTATE OF SUSAN E. KEEL A/K/A SUSAN ELIZABETH KEEL,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PAUL LOVELACE AND PAMELA LOVELACE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit 207 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed and By-Laws of record in Book 6740, page 37, amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to Susan E. Keel, unmarried, by deed from The Parthenon Group, a Tennessee general partnership, of record in Book 10250, page 17, dated October 31, 1996, Register's Office for Davidson County, Tennessee. The said Susan E. Keel a/k/a Susan Elizabeth Keel having since died intestate November 20, 2020 and Beverly Keel was appointed as the Administrator of the Estate of Susan Elizabeth Keel in Probate File #21P202, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The sale of the subject property was approved by the aforementioned court by Order Granting Motion to Approve Contract to sell Real Property and to Authorize Administrator to Convey Title dated October 7, 2021.

Being also known as 207 Hillsboro Place, Nashville, Tennessee 37215.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **207 HILLSBORO PLACE** **NASHVILLE, TN 37215**

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. 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.

LTSR Number: GTE File: 2021106276

WITNESS, this 29th day of October, 2021

Estate of Susan E. Keel a/k/a Susan Elizabeth Keel

Bev Keel, administrator

Beverly Keel, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of October, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Estate of Susan Keel** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Administrator of the Estate of Susan E. Keel a/k/a Susan Elizabeth Keel and in her capacity as such Administrator, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 29th day of October, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 29, 2021.

Tori Cole

Affiant Signature

Date: 10/29/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 29, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

