WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
1-14374-AP

Karen Johnson Davidson County
Batch# 750036 DEEDWARR
11/05/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20211105-0148227

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $317,000.00.

Affiant

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

Notary Public
My commission expires: 1-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William F Earnest Marianne H Earnest 4005 Keeley Drive Nashville, TN 37013	New Owner	162-02-0 078.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL D. MATHENY AND PATRICIA MATHENY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM F. EARNEST AND MARIANNE H. EARNEST, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the plan of Section 2, Colewood Acres, of record in Book 3700, page 135, Register's Office for said County, as follows:

Said Lot No. 123 fronts 82 feet on the southwesterly margin of Keeley Drive and runs back 117.3 feet on the northwesterly line and 217.8 feet on the southeasterly line to a dead line measuring 123.9 feet thereon.

Being the same property conveyed to Daniel D. Matheny and wife, Patricia Matheny, by deed dated 07/24/1986, from George M. Hanks and wife, Laura K. Hanks, of record in Book 6929, page 203, Register's Office for said County.

(Value or consideration shown in aforementioned deed $77,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 4005 Keeley Drive, Nashville, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 29th day of October, 2021.

Daniel D. Matheny

Patricia Matheny

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel D. Matheny and Patricia Matheny, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/29/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/29/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 **day of** October, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM