Karen Johnson Davidson County
Batch# 757184 DEEDWARR
11/17/2021 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211117-0153231




(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 12th day of November, 2021.

Notary Public

My commission expires: May 7, 2024

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Jim Ouk | Guaranty Home Mortgage Corp. | 064-13-0B-021.00-CO |
| 3424 Cainbrook Xing | 10 Lea Ave. Suite 800 | |
| Antioch, TN 37013 | Nashville, TN 37210 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Brian Keegan, married**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Jim Ouk** , unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Six, Asheford Crossing of record in Instrument No. 20001010-0100374, 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 Brian Keegan, an unmarried man by Special Warranty deed from Federal National Mortgage Association(Fannie Mae), by Wilson & Associates, PLLC of record in Instrument No. 20100128-0007060 Register's Office for Davidson County, Tennessee, the said Brian Keegan having since married.

This property was not the primary residence of the Grantee nor his spouse.

This is improved property known as 3424 Cainbrook Crossing, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of November, 2021.

Brian Keegan by Danielle Keegan his attorney in fact

Brian Keegan by Danielle Keegan his attorney in fact

**STATE OF TENNESSEE**
**COUNTY OF ~~DAVIDSON~~** Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Danielle Keegan, the bargainor(s), to be the person who as attorney in fact executed the foregoing instrument of the behalf of Brian Keegan and who acknowledged that she executed the within instrument as the attorney in fact as the free act and deed of Brian Keegan.

Witness my hand and official seal this 12th day of November, 2021.

Notary Public
My Commission Expires: 06-02-23

SolomonParks File No. 21-000463-528

Whitney McElroy
State of Tennessee Notary Public
Williamson County

## Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 Nov. 12, 2021 (date of document).

Affiant Signature

Nov. 12, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 12th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County