This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 757301 DEEDWARR
11/17/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211117-0153376

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $400,000

Affiant Signature

Subscribed and sworn to before me on this the 10th Day of Nov, 2021

Notary Public

My Commission expires 7 / 7 / 2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Samuel Alan Rose
809 South Chestnut Court
Hermitage, TN 37076

SEND TAX BILLS TO:
Samuel Alan Rose
809 South Chestnut Court
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 064110A04900CO

WARRANTY DEED

21NT02955

Effective the 10th Day of Nov, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Elizabeth Ann Keller, widow, as surviving tenant by entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samuel Alan Rose, a single man

Hereinafter called the GRANTEES, their 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. 49 on the Plan of Caleb Chase Subdivision, of record in Book 6250, page 821, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Richard J. Keller and wife, Elizabeth Ann Keller by Warranty Deed from Stephen W. Cherry and wife, Tinia H. Cherry, (formerly Tinia L. Hughes, unmarried) dated 09/30/1998 recorded 10/05/1998 in Book 11140, Page 738, as Document Number 0495670, Register's Office for Davidson County, Tennessee. Richard J. Keller died 04/15/2021, leaving Elizabeth Ann Keller as surviving tenant by entirety.

This is an improved property commonly known as: 809 S Chestnut Ct, Hermitage, TN 37076-1347

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 and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16th day of Nov, 2021

Elizabeth Ann Keller

Elizabeth Ann Keller

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elizabeth Ann Keller**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Carol B Christian

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

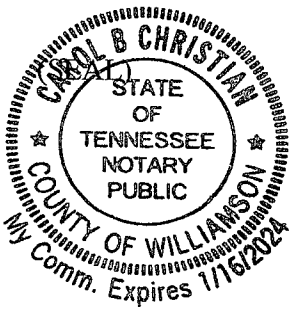
I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-10-21 (date of document).

Kesha Herron
Affiant Signature

11-12-21
Date

State of Tennessee
County of Davidson

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



Notary's Signature
My Commission Expires: Jan 16, 2024