Return to:
[illegible] Title and Escrow, LLC
[illegible] Avenue South
[illegible], TN 37212
MJ-P-21-509

This instrument prepared by:
Paul Allen England
P.O. Box 458
Decaturville, Tennessee 38329

Karen Johnson Davidson County
Batch# 760809 DEEDWARR
11/24/2021 03:04:27 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50

20211124-0156478

Address New Owner:	Send Tax Bills To:	Map-Parcel
Katie Lynne Vance Matthew Lee Alexander 947 W Greenwood Ave Nashville, TN 37206	New Owner	102-04-0-091.00

STATE OF TENNESSEE)
COUNTY OF DECATUR)

The actual consideration or value, whichever is greater, for this transfer is THREE HUNDRED FIFTEEN THOUSAND and 00/100 Dollars ($315,000.00).

Melissa Jarson
AFFIANT

Sworn and subscribed before me this 18th day of November, 2021.

Katie Vincent
Notary Public

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

My Commission Expires: 3-3-2025

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JIMMY L. GREENWAY, EXECUTOR OF THE ESTATE OF MARY JANE GREENWAY KEEN,** (the "Grantor"), has bargained and sold, and does hereby transfer and convey unto **KATIE LYNNE VANCE and MATTHEW LEE ALEXANDER** (collectively, the "Grantee"), their

heirs and assigns, a certain tract or parcel of real estate located in the 8th Civil District of Davidson County, Tennessee, and more particularly described as follows ("Property"):

> Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 741 on the Map of Charlotte Park, Section Twelve, as of record in Book 2900, Page 127 and 128, Register's Office for said County.
>
> Said Lot. No. 741 fronts 71.0 feet on the Southwesterly side of Wilclay Drive and runs back 170.7 feet on the Northwesterly line and 164.8 feet on the Southeasterly line, to a line in the rear on which it measures 71.8 feet.
>
> Being the same property conveyed to John M. Keen and wife, Mary Jane Keen, by Deed from J. Douglas Wright and J. Douglas Wright of record in Book 3430, Page 193, Register's Office for Davidson County, Tennessee, dated August 21, 1962 and recorded on August 22, 1962.
>
> Said John M. Keen became deceased, vesting Mary Jane Keen as surviving tenant. Said Mary Jane Keen became deceased on April 28, 2021.
>
> Being also known as 501 Wilclay Drive, Nashville, Tennessee 372092920.

Mary Jane Greenway Keen died testate on April 28, 2021, a resident of Decatur County, Tennessee. The Estate of Mary Jane Greenway Keen was opened in the Probate Court of Decatur County, Tennessee, Docket No. 21-1079, on June 14, 2021, and Letters Testamentary were issued to Jimmy L. Greenway, Executor of the Estate of Mary Jane Greenway Keen.

This conveyance is subject to the following: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

TO HAVE AND TO HOLD the said tracts or parcels of land, with appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and do covenant with the said Grantee that I am 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 do further covenant and bind the Estate of Mary Jane Greenway Keen, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 17th day of November, 2021.

GRANTOR:

ESTATE OF MARY JANE GREENWAY KEEN

By: Jimmy Greenway
Jimmy Greenway, Executor

STATE OF TENNESSEE)
COUNTY OF DECATUR)

Personally appeared before me, the undersigned, a Notary Public of said County and State, JIMMY GREENWAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor (or other representative authorized to execute the instrument) of the ESTATE OF MARY JANE GREENWAY KEEN, the within named bargainor, and he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as its Executor.

Witness my hand and seal, at Office, this 17th day of November, 2021.

Notary Public

My Commission Expires: April 2, 2024

PAUL ALLEN ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY