	SEND TAX BILLS TO:	MAP, GROUP, PARCEL NUMBERS
Jim D. Kever Jamie Kever Starnes c/o Jim D. Kever 76 St. Mellion Nashville, Tennessee 37215	Same	13102016400
THIS INSTRUMENT PREPARED BY AND RETURN TO: Steven K. Wood BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C. 1600 West End Avenue, Suite 2000 Nashville, TN 37203	Karen Johnson Davidson County Batch# 773128 DEEDWARRSP 12/13/2021 01:38:30 PM 5 pgs Fees: $28.00 Taxes: $5,087.50 20211213-0164785	

SPECIAL WARRANTY DEED

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Lindsey Kever Magner, Trustee of the Lindsey B. Kever Trust U/A/D/ August 7, 2013 (hereinafter referred to as "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jim D. Kever and Jamie Kever Starnes, as equal tenants in common (collectively, "Grantee"), Grantee's successors and assigns, certain real in Davidson County, Tennessee, being more particularly described in and subject to the encumbrances listed in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, Grantee's successors and assigns, forever; and Grantor does covenant with Grantee that Grantor 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 herein set out; and Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

This is improved property known as 2023 Galbraith Drive, Nashville, Tennessee 37215.

Executed this 13 day of NOVEMBER, 2021.

Lindsey B. Magner, Trustee of the Lindsey B. Kever Trust U/A/D/ August 7, 2013, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1,375,000.

Lindsey Magner
Affiant

Subscribed and sworn to before me, this 23 day of November 2021.

Sheila B. Mathias
Notary Public

My Commission Expires: 5-5-25

SHEILA B. MATHIAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sheila B. Mathias, Notary Public, Lindsey K. Magner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of November, 2021.



Sheila B. Mathias
Notary Public
My Commission Expires: 5-5-25

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot 4, Block 5, Map of Overton Hills, , as shown on plat of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lindsey B. Kever Magner (fka Lindsey B. Kever), Trustee of the Lindsey B. Kever Trust U/A/D/ August 7, 2013 by deed from David A. Bertani and wife, Elizabeth S. Bertani, of record at Instrument No. 20131108-0115905 in the Register's Office for Davidson County, Tennessee.

Map and Parcel No. 13102016400

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 November 23, 2021 (date of document).

Affiant Signature

December 2, 2021

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

