Karen Johnson Davidson County
Batch# 796829 DEEDWARR
01/28/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20220128-0010662

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$720,000.00~~

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025

(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patty Chen, an unmarried woman	Fairway Mortgage (NAME)	73-6
3822 Moss Rose Drive (ADDRESS)	4201 Marsh Ln. (ADDRESS)	026.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marie Crawford, Executor, Estate of Curry R. Keller, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patty Chen, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 3 on the plan of Riverwood/Lake Subdivision, as of record in Book 974, page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100 feet on the easterly side of Moss Rose Drive and runs back between parallel lines 360 feet to the low water mark of the Cumberland River.

BEING the same property conveyed to Curry R. Keller, Jr. and wife Mary Carolyn Keller by deed from S. J. Dale and wife Lettie C. Dale of record in Book 5012, page 76, said Register's Office. The interest of Mary Carolyn Keller was subsequently conveyed to Curry R. Keller, Jr. by a quitclaim deed of record in Book 6739, Page 53, said Register's Office. Curry R. Keller, Jr. died on 7/11/2021 and by his Will directed that any interests in real property be administered as part of the Estate subject to control of the personal representative, who shall have full power to grant, bargain, sell, convey, lease, encumber, manage and otherwise deal in any lawful manner with said real property at any time during the administration of the Estate, in the sole discretion of the personal representative, and authorized the Executrix to make deeds conveying title without the necessity of court approval. Said Will was admitted to probate, and Marie Crawford appointed Executor, by order of the Seventh Circuit Court for Davidson County, Tennessee, Case. 21P-1764, entered November 18, 2021.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3822 Moss Rose Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 10th day of January, 2022.

WARRANTY DEED
(Continued)

Marie Crawford, Executor, Estate of Curry R. Keller, Jr.

BY: Marie Crawford

STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marie Crawford, Executor, Estate of Curry R. Keller, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of January, 2022.

Misty M Steward

Notary Public misty m steward

My Commission Expires: 05/10/2022

(SEAL)

MISTY M STEWARD
Exp. 05-10-2022
NOTARY PUBLIC
STATE OF ALABAMA

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/10/22 (date of document).

Affiant Signature

1/19/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19 day of Jan., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County