Karen Johnson Davidson County
Batch# 804949 DEEDWARR
02/14/2022 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,076.70
20220214-0016848

Warranty Deed

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $291,000.00 Affiant Subscribed and sworn to before me, this the 31st day of January, 2022. Notary Public My commission expires: 1-6-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
KEA Properties, LLC	KEA Properties	069-16-0-092.01
~~809 Evergreen Trail~~ PO Box 280863	PO Box 280863	
Nashville, TN ~~37115~~ 37228	Nashville, TN 37228	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DRUSILLA LYNN MARTIN, FANCHETTER RENEE ENNIX, JANET DENEASE DARDEN, GEORGE HERBERT DARDEN, III, KIMBERLY DARTIS NORMAN, AND STEVEN R. DARTIS, THE HEIRS AND BENEFICIARIES OF THE ESTATE OF JUANITA D. BROWN, DECEASED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Ira D. Kennedy's Tract of record in Book 3842, Page 200, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 167.95 feet on the Easterly side of Hydes Ferry Road and extends back 236.42 feet on the Northerly line and 153.20 feet on the Southerly line to a dead line and measures 206.49 feet thereon, said line being a broken line.

Being the same property conveyed to Ernest H. Brown and wife, Juanita D. Brown by Warranty deed from Katherine K. Harrell Carney, a single person of record in Book 4533, page 667, Register's Office for Davidson County, Tennessee, dated August 27, 1971 and recorded on September 01, 1971.

The said Ernest H. Brown having predeceased Juanita D. Brown, leaving her as surviving tenant by the entirety.

The said Juanita D. Brown having died on or about January 23, 2021.

Affidavit of Heirship recorded on August 02, 2021 in Instrument No. 20210802-0103743, said Register's Office.

Grantors warrant that they never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3716 Hydes Ferry Road, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2022.

Drusilla Lynn Martin

Fanchetter Renee Enmix

Janet DeNease Darden

George Herbert Darden, III

Kimberly Dartis Norton Norman

Steven R. Dartis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Drusilla Lynn Martin, Janet DeNease Darden, George Herbert Darden, III, Darden, Kimberly Dartis Norman, and Steven R. Dartis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2022.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fanchetter Renee Ennix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27 day of January, 2022.

D. Fenn
Notary Public

My Commission Expires: 02/19/2024

JAS1 D.FENN COMM. # 2321955 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY MY COMMISSION EXPIRES FEBRUARY 19, 2024 JAS1

Certificate of Authenticity

I, Holly A Mason, 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 January 31, 2022.

Affiant Signature

1/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31ST day of January, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2025
DAVIDSON COUNTY