Karen Johnson Davidson County
Batch# 818601 DEEDWARR
03/09/2022 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,641.88
20220309-0027095

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-563

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of February, 2022

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11.19.2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Keeton 565 Huntington Parkway Nashville, TN 37211	F&M Bank 50 Franklin Street Clarksville, TN 37040	161-11-0-060.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Benjamin Kyle Stringer, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Keeton, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 368 on the Plat of Huntington Park, Section 3, of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 368 fronts 74.0 feet on the South margin of Huntington Parkway and extends back between parallel lines 160.00 feet to a line on the rear.

Being the same property conveyed to Benjamin Pierce Stringer and wife, Beverly Page Stringer by Warranty deed from William & Lee, Inc. of record in Book 4779, page 442 Register's Office for Davidson County , Tennessee, dated January 4, 1974 and recorded on January 9, 1974.

The said Benjamin Pierce Stringer having died on or about April 7, 2014, leaving Beverly Page Stringer as surviving tenant by the entirety.

Being the same property conveyed to Beverly Page Stringer, unmarried, and Benjamin Kyle Stringer, unmarried, as tenants in common with rights of survivorship by Quitclaim deed from Beverly Page Stringer, unmarried of record in Instrument No. 20150831-0087705 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015.

The said Beverly Page Stringer having died on or about June 15, 2020, leaving Benjamin Kyle Stringer as surviving tenant by the entirety. The subject property having never been primary residence of the spouse of Benjamin Kyle Stringer.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 565 Huntington Parkway, Nashville, TN 37211

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 so 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.

Dated this the 25th day of February, 2022.

Benjamin Kyle Stringer

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 25th day of February, 2022, before me personally appeared Benjamin Kyle Stringer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2022.

Notary Signature
My commission expires: 10-22-23

BELINDA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 2/25/2022.

Affiant Signature

2/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON