Karen Johnson Davidson County
Batch# 819905 DEEDWARR
03/11/2022 08:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220311-0028117

This instrument prepared by:
Lurline Keyser
534 N. Bunker Hill Rd.
Colfax, NC 27235

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
L. F. Keyser, Trustee	L. F. Keyser, Trustee	Map/Parcel:
534 N. Bunker Hill Rd.	534 N. Bunker Hill Rd.	- 173 09 0A 174.00
Colfax, NC 27235	Colfax, NC 27235	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Lurline Keyser, a widow not since remarried** has this day bargained and sold, and does hereby transfer and convey unto the said **L.F. Keyser, Trustee, or her successors in trust under the LURLINE KEYSER LIVING TRUST dated January 12, 2022**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a Revocable Living Trust.

This is unimproved ( ) property known as 7510 Lords Chapel Drive
Improved (X) Nashville, Tennessee 37211

Being the same property conveyed to Donald Keyser and spouse Lurline Keyser by Warranty Deed from Stacey L. Portell, unmarried of record in Document No. 20120816-0073278, said Register's Office.

Death Recital: Donald Keyser, also known as Donald McClean Keyser, became deceased on November 5, 2021, being continuously married to Lurline Keyser since the time he acquired title to the property; leaving said Lurline Keyser as surviving spouse and tenant by the entirety.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 12th day of January, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lurline Keyser

Lurline Keyser

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA)

COUNTY OF GUILFORD) ss

Personally appeared before me, Casey Losinski, a Notary Public in and for said County and State, **Lurline Keyser** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Greensboro, NC this 12th day of January, A.D., 2022.

NOTARY STAMP/SEAL

CASEY LOSINSKI NOTARY PUBLIC ROCKINGHAM COUNTY, NC

Casey Losinski

NOTARY PUBLIC

Notary Commission Expires: 1/23/23

AFFIDAVIT OF VALUE

STATE OF NORTH CAROLINA)

COUNTY OF GUILFORD)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3)(f).

Subscribed and sworn to before me this the 12th day of January, 2022.

(Affix Seal)

Lurline Keyser

Affiant

Casey Losinski

Notary Public

My Commission Expires: 1/23/23

CASEY LOSINSKI NOTARY PUBLIC ROCKINGHAM COUNTY, NC

EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 122, ON THE PLAN OF LENOX VILLAGE, SECTION THREE, OF RECORD IN INSTRUMENT NO. 20030808-0113189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

Tennessee Certification of Electronic Document

I, Monica R. Park, 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 1-12-22 (date of document).

Monica R Park
Affiant Signature

2-7-22
Date

State of Nevada
County of Clark

Sworn to and subscribed before me this 7th day of February, 2022.

Valerie Ward
Notary's Signature

MY COMMISSION EXPIRES: 8-28-23

NOTARY'S SEAL

VALERIE WARD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-4707-1
My Appt. Expires August 28, 2023