Karen Johnson Davidson County
Batch# 835116 DEEDWARR
04/06/2022 08:52:30 AM 7 pgs
Fees: $38.00 Taxes: $1,924.00
20220406-0039567

STATE OF Tennessee
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
File No. 22-15791

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carolyn S. Botroff, Trustee of Carolyn S. Bottroff Living Trust (NAME)	New Owner (NAME)	51-3-19
P.O. Box 1750 (STREET ADDRESS)	(STREET ADDRESS)	
Jacksonville, OR 97530 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Steven DeRice Keel, Executor of The Estate of Clinton D. Keel, Steven DeRice Keel, Trustee under The Estate of Clinton D. Keel, and Steven DeRice Keel, David Clinton Keel, Pamela Elaine Jacobson, and Paul Richard Keel, Devisees of The Estate of Clinton D. Keel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn S. Bottroff, Trustee of Carolyn S. Bottroff Living Trust**, 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:

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 1 all of Lots 2, 3, 4, and 5, and the westerly 5 feet of Lot No. 6 of Block "D" on the map of Marthonna Subdivision, not of record, described according to a survey made by Harvey Gee, April 7, 1966.

Beginning on the southerly margin of Marthonna Road, south, formerly Ezell Road South at a point 220 feet west of the northwest corner of the property conveyed to James R. Ladd, et ux, by deed from Earl G. Pate, Jr., et ux, of recorded in Book 2277, page 94, said Register's Office, being 5 feet east of the corner of Lots Nos. 5 and 6; thence with the southerly margin of Marthonna Road south, North 86 deg. 02 minutes west 110 feet to an iron pin 20 feet east of the north west corner of Lot No. 1; thence south 4 deg. 13' west 358 feet to an iron pin in the northerly line of Pleasant Acres; thence with said line south 87 deg. 26' east 110 feet to an iron pin; thence north 4 deg. 13' east 355.3 feet to the beginning.

Being the same property conveyed to Clinton D. Keel and wife, Leah Jean Keel by Warranty Deed dated December 23, 1958 from Mabel M. Matthews, recorded December 29, 1958, in Book 2860, Page 19, in the Register's Office of Davidson County, Tennessee.

Leah Jean Keel having since died on April 26, 2020, thereby vesting the subject property to Clinton D. Keel as surviving tenant by the entirety. Clinton D. Keel having since died testate on August 16, 2021. Pursuant to the Last Will and Testament for Clinton DeRice Keel, as probated in Case Number 21P1689, Davidson County, Tennessee, Probate Court, the property is the be administered as part of the estate. Steven DeRice Keel was appointed as Executor and Trustee and empowered with the authority to sell the property. David Clinton Keel, Steven DeRice Keel, Pamela Elaine Jacobson (previously known as Pamela Elaine (Keel) Barber, and Paul Richard Keel, devisees under the Last Will and Testament of Clinton Derice Keel, join into this conveyance to convey any interest they may have.

The said Clinton D. Keel and Clinton DeRice Keel are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 508 Vantrease Road, Nashville, TN 37115.

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. 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 my/our hand(s) this 28th day of March, 2022.

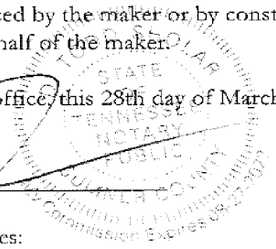
The Estate of Clinton D. Keel

By: P Steven DeRice Keel, EXECUTOR
Steven DeRice Keel, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of March, 2022, Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven DeRice Keel, Executor of The Estate of Clinton D. Keel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Steven DeRice Keel is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2022.



Notary Signature
My commission expires:

The Estate of Clinton D. Keel

By: Steven DeRice Keel, TRUSTEE
Steven DeRice Keel, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of March, 2022, Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven DeRice Keel, Trustee under The Estate of Clinton D. Keel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Steven DeRice Keel is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2022.

Notary Signature
My commission expires:

The Estate of Clinton D. Keel

By: Steven DeRice Keel
Steven DeRice Keel, Devisee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of March, 2022, Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Steven DeRice Keel, Devisee under The Estate of Clinton D. Keel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Steven DeRice Keel is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2022.

Notary Signature
My commission expires:

The Estate of Clinton D. Keel

By: _____
David Clinton Keel, Devisee

STATE OF Florida
COUNTY OF Duval

On this 28th day of March, 2022, Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named David Clinton Keel, Devisee of The Estate of Clinton D. Keel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that David Clinton Keel is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2022.

_____
Notary Signature
My commission expires: 8-17-25

BRANDON ROGERS
Notary Public - State of Florida
Commission # HH 166202
My Comm. Expires Aug 17, 2025
Bonded through National Notary Assn.

The Estate of Clinton D. Keel

By: Pamela Elaine Jacobson
Pamela Elaine Jacobson, Devisee

STATE OF Alabama
COUNTY OF Shelby

On this 28th day of March, 2022, Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Pamela Elaine Jacobson, Devisee of The Estate of Clinton D. Keel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Pamela Elaine Jacobson is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2022.

Notary Signature
My commission expires:

BRAD E. SWEENEY
My Commission Expires
February 19, 2023

The Estate of Clinton D. Keel

By: _____
Paul Richard Keel, Devisee

STATE OF _____
COUNTY OF _____

On this 28th day of March, 2022, Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Paul Richard Keel, Devisee of The Estate of Clinton D. Keel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Paul Richard Keel is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of March, 2022.

_____
Notary Signature
My commission expires:

JOHN M GUNN III
Notary Public, Madison County, Ala.
My Commission Expires October 15, 2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 3/30/2022 (date ~~of document~~).

Affiant Signature

3/30/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of March 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025