Karen Johnson Davidson County
Batch# 858305 DEEDWARR
05/18/2022 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20220518-0057675

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

WILLIAM E. GROOMS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/07/2023 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

B-ELAM-22-5841

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eight1Six Investments LLC	**Eight1Six Investments LLC**	
(NAME) **5 Medalist Court**	(NAME) **5 Medalist Court**	**172-05-0B-092.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES A. KEATING, IV AND WIFE, LYDIA S. KEATING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EIGHT1SIX INVESTMENTS LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Final Plat of Sterling Oaks, Phase II of record in Plat Book 11190, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles A. Keating IV and wife, Lydia S. Keating by Warranty deed from Pulte Homes Tennessee limited partnership of record in Instrument No. 20000802-0076666 Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 02, 2000. (Value of consideration shown in aforementioned deed $249,870.00.)

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5841 Sterling Oaks, Brentwood, Tennessee 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Charles A. Keating, IV, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of May, 2022.

Notary Public
My Commission Expires: 03/07/2023



STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles A. Keating, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Lydia S. Keating and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Lydia S. Keating.

.

Witness my hand and official seal this 11th day of May, 2022.

Notary Public
My Commission Expires: 03/07/2023



Witness my/our hand(s) this the 11th DAY OF MAY, 2022.

Charles A Keating IV
Charles A. Keating, IV

Lydia S Keating by Charles A Keating IV Her attorney in fact
Lydia S. Keating by Charles A. Keating, IV, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. KEATING, IV, the within named bargainor, 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.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

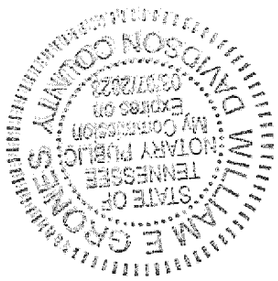


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES A. KEATING, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LYDIA S. KEATING, and who acknowledged he/she/they executed the same as the free act and deed of the said LYDIA S. KEATING.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 5-11-22 (date of document).

Affiant Signature

5-12-2022
Date

State of TENNESSEE

County of Williamson

Sworn to and subscribed before me this 12 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: Dec 02-25

NOTARY'S SEAL



202204220046513