THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440574** Karen Johnson Davidson County Batch# 860620 DEEDWARR 05/23/2022 11:59:14 AM 2 pgs Fees: $13.00 Taxes: $6,660.00 20220523-0059561	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2022. JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Notary Public My Commission Expires: 10/23/2023

WARRANTY DEED

Address New Owner: Anthony Werthan and Cathy Werthan 1128 Radnor Glen Drive Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ US Bank NA PO Box 20005 Owensboro, KY 42304	Tax Information: Tax Parcel ID No. 159 03 0 038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Keyser, III and Lisa Danette Keyser, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Werthan and Cathy Werthan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of High Ridge Subdivision, Phase Two, of record in Instrument No. 20010129-0008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John E. Keyser, III and Lisa Danette Keyser, husband and wife, by Quitclaim Deed from John E. Keyser, III, and making re-conveyance from John E. Keyser, III & Lisa Danette Keyser, husband and wife of record in Instrument No. 20071203-0139401, in the Register's Office of Davidson County, Tennessee, dated November 26, 2007 and recorded on December 03, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of High Ridge Subdivision Phase Two, as recorded in Plat Instrument No. 20010129-0008513.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11741, Page 713 and Amended in Instrument No. 20040624-0075401.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010109-0002596.

This is improved property located at 1128 Radnor Glen Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2022.

John E. Keyser, III

Lisa Danette Keyser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Keyser, III and Lisa Danette Keyser, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2022.

Notary Public
My Commission Expires: _____

