Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Please Return to:
39-B
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachary Fulton Keith and Sarah Alexandra Keith husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Windler and Ashley Windler, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 67 on the Map of Section Two, Southlake, as of record in Book 2083, page 84, Register's Office for said County.

Said Lot No. 67 fronts 80 feet on the Easterly side of Southlake Drive and runs back between lines 151.8 feet on the Northerly line, 151.9 feet on the Southerly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Zachary Fulton Keith and Sarah Alexandra Keith, Husband and wife by Warranty deed from Patrick L. Mickler and wife, Lois J. Mickler of record in Instrument No. 20210225-0024130 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on February 25, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3122 Southlake Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Peter Windler **3122 Southlake Drive** **Nashville, TN 37211**	Same As New Owner	**119-15-0-053.00**

Karen Johnson Davidson County
Batch# 869953 DEEDWARR
06/13/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20220613-0066916

WITNESS THE EXECUTION HEREOF this 24 day of May, 2022.

Zachary Fulton Keith

Sarah Alexander Keith

State of TN
County of Knox

On this 24 day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Zachary Fulton Keith and Sarah Alexander Keith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: My Commission Expires Nov. 27, 2022

NAHIL MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 447,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of May, 2022.

Notary Public

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Elizabeth Yerger, 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 **May 24, 2022**.

Affiant Signature

6-6-2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

6th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

