This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 885551 DEEDWARR
07/07/2022 03:15:02 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220707-0078651

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $280,000.00

Dawn Marston
Signature Affiant

Subscribed and sworn to before me on this the 29th day June 2022.

Brian D. Mitchell
Notary Public
My Commission expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Julie and Nathan Agnew
~~344 Keeton Avenue~~ 2805 Lakeshore Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Julie and Nathan Agnew
~~344 Keeton Avenue~~ 2805 Lakeshore Drive
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: Tax ID #: 04401002000

WARRANTY DEED
22NT00926

Effective the 29th Day of June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sheri L. Satterfield, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nathan McNeil Agnew and Julie Ann Agnew, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, Being Lot No. W on the unrecorded map of the resubdivision of certain lots in Scenic View, not of record.
Said Lot "W" is a part of Lots 48 & 49 and is described as beginning at a point in the southwesterly margin of Keeton Avenue a point 1,486.1 northwest from a concrete monument set at the beginning of a curve into Hillman Place, thence South 42 degrees 52' West 170.08 feet to a point; thence North 46 degrees 29' West 72' to a point; thence North 43 degrees 52' East 170.66 feet to the margin of Keeton Avenue; thence with the margin of the same, South 46 degrees 10' East 72.00 feet to the point of beginning. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property as conveyed to Sheri L. Satterfield, a single woman by Warranty Deed from Maria Ferguson, married dated 03/13/2017 recorded 03/17/2017 in Book -, Page -, as Document Number 201703170026495, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 344 Keeton Ave, Old Hickory, TN 37138-3833

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-P-22-344

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 29 day of June 2022.

Sheri L. Satterfield

Sheri L. Satterfield

State of TENNESSEE
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Sheri L. Satterfield**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of June, 2022.

Notary Public
My Commission expires:
9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY