Karen Johnson Davidson County
Batch# 891770 DEEDWARR
07/21/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220721-0083397

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Richard Maurice Keen, Ronald Eugene Keen, James Kevin Keen, and Dawn R Keen, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Francisco Santiago Garcia, unmarried man, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

BEING Lot Nos. 6, 7 and the southerly part of 8 on the Plan of the Union Hill Baptist Church Subdivision, not of record, described together according to a survey made by N. E. Cummings, Sr., as follows:

Beginning in the center of Lower Walkers Road at the comer of Lot Nos. 5 and 6 in said subdivision, being north 33° east 200 feet from the northwesterly comer of Lot No. 3 in said subdivision conveyed to Bobby Lewis Hitt by deed from Charles L. Cummings, et al, Trustees of Union Hill Baptist Church, of record in Book 2148, page 217, Register's Office for said County; thence with the center of said Road, north 33° east 205 feet; north 53° east 150 feet to the corner of Lot Nos. 7 and 8; thence southeastwardly 421 feet, more or less, to a point 15 feet south of the southeast corner of Lot Nos. 8 and 9; thence south 33° 00' west 355 feet to the comer of Lot Nos. 5 and 6; thence north 57° 00' west 470 feet to the beginning.

Being the same property designated as Map 17, Parcel 172, in the Tax Assessor's Office for Davidson County, Tennessee.

Also being the same property conveyed to Delton E. Keen and wife, Jennie L. Keen by Installment Deed from James D. Strickland and wife, Jessie W. Strickland, recorded May 3, 1965, in Book 3886, Page 507, Register's Office for Davidson County, Tennessee. The said Delton E Keen is deceased, having died on July 28, 1995, leaving property vested solely to Jennie L Keen. The said Jennie L Keen is deceased, having died on September 16, 2021. At the time of Jennie L Keen's death she left behind one son, Joel Stephen Keen and one deceased son, James Delton Keith. See Affidavit of Heirship of record in Instrument #__202207210083390_202207210083391 R.O.D.C.T. James Delton Keen is deceased, having died on April 8, 2003, leaving heirs: Richard Maurice Keen; Ronald Eugene Keen and James Kevin Keen. See Affidavit of Heirship of record in Instrument #_202207210083394__202207210083395 R.O.D.C.T. The said Joel Stephen Keen is deceased, having died on September 4, 2001 leaving behind his only heir as Dawn R Keen. See Affidavit of Heirship of record in Instrument #_202207210083392_202207210083393.O.D.C.T.

This is the same property designated as Map 17, Parcel 172 in the Tax Assessor's Office in Davidson County Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2022** property taxes, which the above named Grantee(s) hereby assume(s) and agree (s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 18th day of July, 2022.

Richard Maurice Keen
Richard Maurice Keen

Ronald Eugene Keen
Ronald Eugene Keen

James Kevin Keen by Richard Maurice Keen
James Kevin Keen
By: Richard Maurice Keen, as Attorney In Fact

Dawn R Keen
Dawn R Keen

State of Tennessee
County of Sumner
On this the 18th day of July, 2022, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Richard Maurice Keen, Ronald Eugene Keen and Dawn R. Keen, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER
Notary Public

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4/7/2025

State of Tennessee
County of Sumner
On this the 18th day of July, 2022, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared James Kevin Keen by Richard Maurice Keen as attorney in fact for James Kevin Keen as evidenced by Limited Power of Attorney of record in Instrument #_____202207210083396_____ in the Register's Office for Davidson County, Tennessee and to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that executed the same as his free act and deed.
WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER
Notary Public

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4/7/2025

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 18th day of July, 2022.

Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/08/2022

MAIL TAX BILLS AND DEED TO:
Francisco Santiago Garcia
1237 Rugby Drive
Nashville, TN 37207

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Francisco Santiago Garcia
2734 Lower Walkers Creek Rd.
Goodlettsville, TN 37072

File No.: 2113328

Certificate of Authenticity

I, Holly A Mason, 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 the 18 day of July, 2022.

Holly A Mason
Affiant Signature

7/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of July, 2022.

Cari Allen
Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY