Karen Johnson Davidson County
Batch# 897178 DEEDWARR
08/02/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220802-0087630

WARRANTY DEED

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3.24.26

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022

Notary Public

MY COMMISSION EXPIRES: 3.24.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-22-09649

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Javier Martinez Balbuena and Mayra Castillo Meza	Javier Martinez Balbuena and Mayra Castillo Meza	
(NAME) 4726 Drakes Branch Road	(NAME) 4726 Drakes Branch Road	058-11-0-002.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty Thousand And No/100 Dollars ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PAUL D. KEESEE, JR. AND KIANNA R. KEESEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAVIER MARTINEZ BALBUENA AND MAYRA CASTILLO MEZA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 6 on the plat of Gold Key Estates, Section One of record in Plat Book 4175, Page 17, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul D. Keesee, Jr. and Kianna R. Keesee, husband and wife by Quitclaim deed from Paul D. Keesee, Jr., a married man of record in Instrument No. 20210401-0043000 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on April 01, 2021.

Paul A. Keesee, Sr. died June 16, 2009, his Last Will and Testament entered in the Seventh Circuit Court of Davidson County, Tennessee Probate Division as Docket No. 09-P-1284. Last Will and Testament recorded on January 05, 2010 of record in Instrument No. 20100105-0000944, in the Register's Office for Davidson County, Tennessee, devising subject property to Paul D. Keesee, Jr.

Being the same property conveyed to Paul A. Keesee by Quitclaim Deed from Ruth M. Keesee of record in Book 4914, Page 662, Register's Office for Davidson County, Tennessee, dated April 19, 1975 and recorded on May 21, 1975.

Being the same property conveyed to P. A. Keesee and wife, Ruth M. Keesee by Warranty Deed from Hillsboro Homes, Inc., a Tennessee corporation of record in Book 4376, Page 448, Register's Office for Davidson County, Tennessee, dated October 31, 1969 and recorded on October 31, 1969.

unimproved ☐
This is improved ☒ property, known as 4726 Drakes Branch Road, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Paul D. Keesee, Jr. and Kianna R. Keesee, husband and wife this 29th day of July, 2022.

Paul D. Keesee, Jr.

Kianna R. Keesee

STATE OF TENNESSEE

COUNTY OF Williamson

I, Megan Phillips, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Paul D. Keesee, Jr. and Kianna R. Keesee, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of July, 2022.

Notary Public

My Commission Expires:

My Commission Expires
September 2, 2024

(SEAL)

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/29/2022 (date of document).

Jennifer Russell
Affiant Signature

8/1/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of ~~July~~ August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

