Karen Johnson Davidson County
Batch# 905635 DEEDWARR
08/19/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220819-0094156

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 19th day of August, 2022.

Notary Public

My commission expires: 9/8/2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Pattie Denney Burkholder	Same As New Owner	092-16-0D 626.00
76 Elizabeth lane		
Mobile, AL 36608		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KYLE E. KEENE, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PATTIE DENNEY BURKHOLDER AND PAUL HILL BURKHOLDER, III, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment unit known and designated as Unit No. 626 of the Bristol on Broadway, A Condominium Development, as set out in the Master Deed of record in Instrument No. 20050517-0055639, Register's Office for said County, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Together with a 0.51% interest in the common elements as provided in said Master Deed.

Together with parking stall #212.

Being the same property conveyed to Kyle E. Keene, a single person, by deed dated 05/24/2012, from Kyle E. Keene, a single person and Peter Keene, a married man, of record in Instrument No. 20120606-0049136, Register's Office for said County.

Also being the same property conveyed to Kyle E. Keene, a single person and Peter Keene, a married person, by deed dated 11/03/2009, from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20091125-0108317, Register's Office for said County.

This property was never a marital property. This was an investment property at the time of marriage.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1803 Broadway #626, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 19th day of August, 2022.

Kyle E. Keene

Sarah Keene

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyle E. Keene and Sarah Keene, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of August, 2022.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 19th day of August, 2022.

Robert L. Scruggs 8-19-2022

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 19th day of August, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

PROPERTY DESCRIPTION