RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 912785 DEEDWARR 09/06/2022 12:33:30 PM 4 pgs Fees: $23.00 Taxes: $1,073.00 20220906-0099866	The actual consideration for this transfer or value of property transferred (whichever is greater) is $290,000.00. Affiant Sworn to and subscribed before me this 31st day of August, 2022. Notary Public My Commission Expires: October 18, 2022
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GILLIAN BUCHANAN KUMMER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Garrett T. Keafer and Victoria Hope Keafer 102 Berkley Dr Madison, TN 37115	Ameris Bank 1000 Corporate Centre Drive Suite 120Franklin, TN 37067	051-12-0-035.00

THIS GENERAL WARRANTY DEED is made and effective as of the 1st day of September, 2022 (the "***Effective Date***"), by and between:

BARE PROPERTIES, LLC ("***Grantor***"); and

GARRETT T. KEAFER AND VICTORIA HOPE KEAFER, HUSBAND AND WIFE ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section One, Morningside Heights of record in Plat Book 1130, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the

property.

Being the same property conveyed to Bare Properties, LLC by Warranty deed from Keyflip, LLC of record in Instrument No. 20220511-0053726 Register's Office for Davidson County, Tennessee, dated May 2, 2022 and recorded on May 11, 2022.

This is improved property commonly known as 102 Berkley Dr, Madison, TN 37115.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

> Subject to all matters shown on the Plan of record in Plat Book 1130, Page 76, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Bare Properties, LLC

BY:_____
Abdiraham Abdi Bare

Title: Owner/Operator

202209060099866

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, Abdiraham Abdi Bare, 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, and who further acknowledged that such person is the Owner/Opeartor of Bare Properties, LLC, and is authorized and empowered to execute this instrument on behalf of such limited liability company as its free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 02/24/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/2022.

Affiant Signature

9/2/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/2/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON