Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y EXP 22 604

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 $1,125,000.00.

Affiant

Subscribed and sworn before me this the 8 day of November, 2022.

Notary Public
My commission expires:

LINDSAY B. PATTAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 940461 DEEDWARR
11/14/2022 09:35:05 AM 2 pgs
Fees: $13.00 Taxes: $4,162.50

20221114-0120969

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Philip Bonaccorso and Fiona Burns	Same as new owner	081-12-0-360.00
604 A Hume St.		
Nashville, TN 37208		

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 AND SARAH J. KEENE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PHILIP BONACCORSO AND FIONA BURNS, HUSBAND AND WIFE, 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 the easterly one-half of Lot No. 25 on the Plan of The Homestead Addition, Estate of D.T. McGavock of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 fronts 25 feet on the northerly side of Hume Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Kyle E. Keene and Sarah J. Keene, husband and wife, by Warranty Deed dated 01/09/2017, from Brian Norris, unmarried, of record in Instrument No. 20170112-0003441, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 604 A Hume St., Nashville, TN 37208.

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 7 day of November, 2022.

Kyle E. Keene

Sarah J. 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 J. 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 7 day of November, 2022.

My commission expires: 9/21/26

Notary Public

