Karen Johnson Davidson County
Batch# 941269 DEEDWARR
11/15/2022 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $3,663.00
20221115-0121731

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37376-10-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $990,000.00. Affiant Subscribed and sworn to before me this 10th day of November, 2022. Notary Public My Commission Expires:

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

WARRANTY DEED

Address New Owner: Todd K. Keiner, Trustee Deidra Marie Keiner, Trustee 802B Montrose Avenue Nashville, TN 37204	~~Send Tax Bills To:~~ new owner address	Tax Information: Map and Parcel No.: 118 01 2B 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Malenfant and Susan Bolwell Malenfant, husband and wife ("Grantors")**, have this day bargained and sold, and do hereby transfer and convey to **Todd K. Keiner and Deidra Marie Keiner, as Trustees of the Keiner Revocable Trust dated February 15, 2020 ("Grantees")**, their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 802B Montrose Avenue, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 10th day of November, 2022.

GRANTORS:

Timothy Malenfant

Susan Bolwell Malenfant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Malenfant and Susan Bolwell Malenfant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Unit "B" of the 802 Montrose Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 802 Montrose Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20141028-0099316, Register's Office for Davidson County, Tennessee Which reference is hereby made.

Being the same property conveyed to Susan Bolwell-Malenfant and Timothy Malenfant, wife and husband, by Warranty Deed from Abby Siegel, unmarried, of record in Instrument No 20180904-0087398, in the Register's Office of Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Part of Montrose Park, being a re-subdivision of lots nos. 14, 15 and parts of lot nos. 13 and 16, as recorded in Plat Book 2017, Page 565.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141028-0099316.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4282, Page 653.
5. Ordinance No. 68-512 of record in Book 4252, Page 502 and Ordinance No. 64-257 of record in Book 4269, Page 765.

Certificate of Authenticity

I, Morgan Boyd, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on November 10, 2022.

Date

MMB

Affiant Signature

November 11, 2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 11 day of November, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)