Karen Johnson Davidson County
Batch# 941338 DEEDWARR
11/15/2022 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20221115-0121823

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

G-SRN-22-4401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Gregory Keeling and Sruthi Rose Keeling	**New Owner**	**058-00-0-043.00**
(NAME) **4401 Cato Road**	(NAME) 409 Spickard Court	
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER JAMES COON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS GREGORY KEELING AND SRUTHI ROSE KEELING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or land in the 13th Civil District of Davidson County, Tennessee, and described according to a survey made by Stephen A. Draper, September 25, 1956, as follows:

BEGINNING at a point in the center of Cato Road, said point being the northeast corner of the property conveyed to John Denton and wife, Billie Christine Denton, by deed from Elbert J. Davidson and wife, Rhiney L. Davidson, of record in Book 2696, Page 281, Register's Office for said county; thence South 72 degrees 30 minutes West 445 feet to a point; thence North 2 degrees 45 minutes East 200 feet to a point; thence North 72 degrees 30 minutes East 345 feet to a point in the center of Cato Road; thence South 30 degrees East 200 feet to the point of beginning.

Being the same property conveyed to Tyler James Coon, an unmarried man by Warranty deed from Sheryl Denise Peach and spouse, Micheal Pach of record in Instrument No. 20190827-0085952 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 27, 2019.

The above mentioned property was never the primary martial residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4401 Cato Road, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 9 DAY OF NOVEMBER, 2022.

Tyler James Coon by Margaret Means, Attorney in Fact

Tyler James Coon by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TYLER JAMES COON, and who acknowledged he executed the same as the free act and deed of the said TYLER JAMES COON.

Witness my hand and official seal, this the 9th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jill Neely, 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 **11/09/20222**.

Date

Jill M Neely

Affiant Signature

11/15/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **November**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)