WARRANTY DEED

LAUREN REDFORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/

LR-RA-22-1220B

Karen Johnson Davidson County
Batch# 946972 **DEEDWARR**
12/02/2022 09:57:26 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20221202-0126174

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)
Robert Russell and Daniela Russell	**New Owner**	
(NAME)	(NAME)	**071-10-0-192.00**
1220 B Katie Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5316		
(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, **SAMANTHA ELISE KEELING, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT RUSSELL AND DANIELA RUSSELL, 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:

Land in Davidson County, Tennessee, being Lot No. 94B on the Plan of J.B. Haynie's Cumberland Heights, Zone Lot Division, Lots 93 and 94 of record in Plat Book 6200, Page 538, amending Book 57, page 170, 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 Frank L. Keeling, Jr. by Warranty Deed from Charles E. Barrett, unmarried, of record in Instrument No. 20031117-0167194, Register's Office for Davidson County, Tennessee.

The said Frank L. Keeling, Jr. having since died on October 18, 2019 his interest in the subject property vested at his death in Samantha Elise Keeling as Devisee under the duly probated Last Will and Testament of Frank Leon Keeling, Jr in Docket No. 19P1934 In The Circuit Court For Davidson County, Tennessee Probate Division.

Further being the same property conveyed to Samantha Elise Keeling by Executrix's Quitclaim deed from Frankie Denise Keeling, Executrix of the Estate of Frank L. Keeling, Jr., deceased of record in Instrument No. 20200916-0105996 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on September 16, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 538, amending Plat Book 57, page 170, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1220 B Katie Street, Nashville, Tennessee 37207-5316**.

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 29 DAY OF NOVEMBER, 2022.

Samantha Elise Keeling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA ELISE KEELING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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