Karen Johnson Davidson County
Batch# 971356 DEEDWARR
02/16/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20230216-0011119

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson TN

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~195,000.00~~ .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2023.

Taylor Hubbard
Notary Public

COMMISSION EXPIRES: _____

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miguel Vera	NEW OWNER	117-11-0B-013-00
(NAME)	(NAME)	
7113 Totty Rd.		
(ADDRESS)	(ADDRESS)	
Fairview TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, P. Jason Keen, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miguel Vera, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. A-13, Parcel No. 13, in a Horizontal Property Regime which is located on the revised Plan of The Villager East of record in Book 5200, Page 235, as corrected by Surveyors Certificate of Correction in Book 5679, page 78, said Register's Office to which reference is hereby made. Said Plan voids, vacates and supercedes the recording of the original Villager East plan of record in Plat Book 5200, Page 178, in said Register's Office.

Being the same property conveyed to P. Jason Keen, his heirs and assigns, in Warranty Deed from Frank W. Rickey and wife, Nancy Teasley Rickey, dated 06/27/2012 and recorded 06/28/2012 in Instrument Number 20120628-0056554 in the Register's Office for Davidson County, Tennessee.

The Grantor is married, but the above described property was never used as the primary residence and was for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3600 Hillsboro Pike, Unit No. A-13 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37212 (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 15th day of February, 2023.

P. Jason Keen

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared P. Jason Keen, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 15th day of February, 2023.

SHANNON PHILBIN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2026

Shannon Philbin

Commission Expires: _____

Certificate of Authenticity

I, Attorney Submitter, 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 2/15/23.

Date

Affiant Signature

2/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of February, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON