Karen Johnson Davidson County
Batch# 976640 DEEDWARR
03/03/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20230303-0015345

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $855,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2023.

Notary Public

My commission expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laura Margaret Keohane and William Lloyd Mathison	Legacy Home Loans, LLC dba Steadfast Mortgage	**146-10-0-035.00**
5053 Kingsview Court	1036 Stearman Dr., Ste. 6	
Nashville, TN 37220	White House, TN 37188	

FOR AND IN 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, WE,

Hearl Benton Davis, Jr., Trustee of the Ben and Mickey Davis Living Trust dated January 18, 2016, as restated on January 11, 2018 (as to Lot 15), and Hearl Benton Davis, Jr., an unmarried man (as to Lot 3)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Keohane, and William Mathison, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County Tennessee, being Lot No. 15, Plan of Forest Park Subdivision, as of record in Plat Book 2900, Page 122, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 141.6 feet on the Westerly side of Kingsview Court and runs back between lines 350.1 feet on the Northerly line and 380.0 feet on the Southerly line to a dead line in the rear on which it measures 181.2 feet.

Being the same property conveyed to Hearl Benton Davis, Jr. and wife, Florence Davis, by Warranty Deed from Fred Harron and wife, Marie P. Harron, of record in Book 4739, Page 423, in the Register's Office of Davidson County, Tennessee, dated August 17, 1973 and recorded on August 21, 1973. Being further conveyed to Hearl Benton Davis, Jr. and Florence McDowell Davis, Trustees of the Ben and Mickey Davis Living Trust, by Quit Claim Deed from Hearl Benton Davis, Jr. and Florence Davis, of record in Instrument No. 20160830-0090516, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016 and recorded on August 30, 2016. The said Florence McDowell Davis died on June 16, 2020.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 3 in the plan of a Resubdivision of Reserve Parcel of Treemont, as of record in Plat Book 6900, Page 456, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hearl Benton Davis, Jr., by Quit Claim Deed from Dukes & Dukes Development Corporation, of record in Book 7451, Page 501, in the Register's Office of Davidson County, Tennessee, dated January 13, 1988 and recorded on January 19, 1988. And being part of the same property conveyed to Treemont Development Corporation, by Warranty Deed from Lynn Anderson Stream, of record in

Book 6833, Page, 586, in the Register's Office of Davidson County, Tennessee, dated April 18, 1986 and recorded on April 21, 1986. Also see Amendment to the Charter (for a Name Change) at Book 6851, Page 422, Register's Office for Davidson County, Tennessee.

*Florence McDowell Davis passed away on August 16th, 2020, leaving Hearl Benton Davis, Jr. as the sole acting Trustee of the Ben and Mickey Davis Living Trust

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 2900, Page 122 and Book 6900, Page 456, Register's Office for Davidson County, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Book 6833, Page 591, amended in Book 6833, Page 601, Book 8259, Page 498, amended and restated in Instrument No. 20051202-0145241, Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250 (Lot 3), Register's Office for Davidson County, Tennessee.
By Laws of record in Book 6833, Page 320, revised in Instrument No. 20061207-0151540 and Instrument No. 20121025-0097770 (Lot 3), Register's Office for Davidson County, Tennessee.
All matters of record in Book 6250, Pages 895-897 (Lot 3), in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 6833, Page 617, Book 6833, Page 650, Book 6840, Page 509, amended in Instrument No. 20061207-0151538 (Lot 3), in the Register's Office for Davidson County, Tennessee.
Restriction of record in Book 1066, Page 274 (Lot 3), in the Register's Office for Davidson County, Tennessee.
Restriction of record in Book 3429, Page 111 (Lot 15), in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to HOA dues- if any.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 5053 Kingsview Court, Nashville, TN 37220.

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 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 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 2nd day of March, 2023.

Ben and Mickey Davis Living Trust dated January 18, 2016
As restated on Jauary 11, 2018

By: X H B Davis Jr
Hearl Benton Davis, Jr., Trustee

X H B Davis Jr
Hearl Benton Davis, Jr., individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of March, 2023, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hearl Benton Davis Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Ben and Mickey Davis Living Trust, dated January 18, 2016, as restated on January 11, 2018, and is authorized by the trust document to execute this instrument on its behalf.

My Commission Expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of March, 2023,personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Hearl Benton Davis, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

My commission expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

File #: 23-65

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 2, 2023.

Tori Cole

Affiant Signature

Date: 3/03/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 3, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

