Karen Johnson Davidson County
Batch# 992882 DEEDWARR
04/17/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20230417-0028049

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

File #23-PA-0612-C

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Casey Keister	**loanDepot.com, LLC**	
(NAME)	(NAME)	**094 01 0 079.00**
612 South 13th Street	**6561 Irvine Center Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Irvine, CA 92618**	
(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, **BEN GABARDI AND CATHERINE YELVERTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASEY KEISTER, AN UNMARRIED MAN,** 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. 48 on the Amended Plan of Lot Lying Between 12th and 13th Streets part of Payne, Blakemore and Cummings Addition, of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the Westerly margin of South 13th and runs back between parallel lines 161 feet to an alley where it measures 50 feet thereon.

Being the same property conveyed to Ben Gabardi and Catherine Yelverton, husband and wife, by Warranty Deed from Stephen Rapp and Stephanie Rapp, of record in Instrument No. 20180724-0072041, in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on July 24, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 12th and 13th Streets part of Payne, Blakemore and Cummings Addition, as recorded in Plat Book 57, Page(s) 81.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **612 South 13th Street, Nashville, TN 37206**.

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 14th day of April, 2023.

Ben Gabardi

Catherine Yelverton

STATE OF ARKANSAS
COUNTY OF Benton

On this 14th day of April, 2023, before me personally appeared Ben Gabardi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2023.

Mary Elizabeth Latimer
Notary Signature Mary Elizabeth Latimer
My commission expires: 8-10-2026

OFFICIAL SEAL
MARY ELIZABETH LATIMER
NOTARY PUBLIC, ARKANSAS
BENTON COUNTY
COMMISSION #12698518
COMMISSION EXP. 08/10/2026

STATE OF ARKANSAS
COUNTY OF Benton

On this 14th day of April, 2023, before me personally appeared Catherine Yelverton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2023.

Mary Elizabeth Latimer
Notary Signature Mary Elizabeth Latimer
My commission expires: 8-10-2026

OFFICIAL SEAL
MARY ELIZABETH LATIMER
NOTARY PUBLIC, ARKANSAS
BENTON COUNTY
COMMISSION #12698518
COMMISSION EXP. 08/10/2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 14th day of April, 2023.

Affiant Signature
Date 04/14/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-26-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON