Karen Johnson Davidson County
Batch# 992966 DEEDWARR
04/17/2023 04:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230417-0028197

WARRANTY DEED

THIS WARRANTY DEED, executed this 29th day of March , 2023 , by and between the grantor,

David Keating and Ana Keating, husband and wife

and the grantee,

David Chris Keating and Ana L. Keating, Trustees of The Keating Family Trust

WITNESSETH: that for the sum of No Consideration $0.00

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

Legal Description is Attached Hereto as Exhibit "A" and Made Part Hereof.

Commonly known as: 5510 Country Drive #84, Nashville, TN 37211
Map/Parcel ID: 162-09-0A-084-00
Source of Title:
Last Recorded Document Number: 20200214-0017073 dated 02/14/2020

THIS CONVEYANCE is made subject to:
This Conveyance Transfers an Interest into a Revocable Living Trust. TCA 67-4-409(a)(2)-(3)

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

Signature: _____
Print Name: David Keating
Capacity: Joint Tenant

Signature: _____
Print Name: Ana Keating
Capacity: Joint Tenant

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Williamson

On this 29 day of March, 2023, before me personally appeared David Keating and Ana Keating, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that They executed the same as their free act and deed.

WITNESS my hand and official seal.

Signature: _____
Print Name: Brian Hurst
Title: Notary
My Commission Expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Document prepared by:

Estate Planning Solutions LLC
4695 MacArthur Court Suite 1100
Newport Beach, CA 92660

Return to:

David Chris Keating and Ana L. Keating
6652 Christiansted Lane
Nashville, TN 37211

Mail tax statements to:
David Chris Keating and Ana L. Keating
6652 Christiansted Lane
Nashville, TN 37211

202304170028197

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Signature of Affiant
David Keating
Print Name

Subscribed and sworn to before me on this 29 day of March, 2023.

Notary Public
Brian Hurst
Print Name
My Commission Expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Townhouse No. 84, Building Number 13, in a Horizontal Property Regime on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lauren Hartstern and Stephen Hartstern, as tenants in common with rights of survivorship by Cash Deed for Tennessee deed from The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130222-0017899 Register's Office for Davidson County, Tennessee, dated February 11, 2013 and recorded on February 22, 2013. (Value of consideration shown in aforementioned deed $45,000.00.).

Being the same property conveyed to Regale Properties, LLC, a Tennessee series limited liability company, Series No. 1605 by Quitclaim deed from Lauren Hartstern and Stephen Hartstern of record in Instrument No. 20151231-0131384 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on December 31, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5510 Country Drive #84 84 Nashville, Tennessee 37211. Property address provided for informational purposes only.

Certificate of Authenticity

*I, **Pamela A. Doble**, 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* March 10, 2023.

Name: ***Pamela A. Doble***
Title: Owner

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

Sworn to and subscribed before me on March 10, 2023.

Notary Public:
My Commission Expires:

MARIA A. AGUILAR
Commission # 2419250
Notary Public - California
San Bernardino County
My Comm. Expires Oct. 2, 2026

(Seal)