Karen Johnson Davidson County
Batch# 993125 DEEDWARR
04/18/2023 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230418-0028423

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: 3134 Fyffe Lane, Nashville, TN 37211
Map/Parcel ID: 173-09-0A-749-00
Source of Title:
Last Recorded Document Number: 20200131-0011544 dated 01/31/2020

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

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVID KEATING

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 Lot No. 632 on the Plan of Section Two of Phase Eight, Lenox Village, Urban Design Overlay of record in Plat at Instrument No. 20070413-0044640, 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 Mary lone Reed, a single woman by Warranty deed from Jennifer R. Morrison, unmarried of record in Instrument No. 20160627-0065032 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 27, 2016.

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)