Karen Johnson Davidson County
Batch# 993127 DEEDWARR
04/18/2023 11:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230418-0028426

WARRANTY DEED

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

David Chris Keating, an undivided 1/3rd interest, and Ana Keating, an undivided 1/3rd interest

and the grantee,

David Chris Keating and Ana L. Keating, Trustees of The Keating Family Trust, as to an undivided 2/3 interest

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: 934 Governors Court #314, Antioch, TN 37013
Map/Parcel ID: 181-05-0A-314-00
Source of Title:
Last Recorded Document Number: 20210419-0051698 dated 04/19/2021

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 Chris Keating
Capacity: Joint Tenant

Signature: _____
Print Name: _____
Capacity: _____

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

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 Davidson

On this 29 day of March, 2023, before me personally appeared _____
David Chris 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 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 Chris 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 a certain Condominium Apartment, being Unit No. 314, as specified on the Plat shown In the Declaration of Covenants, Conditions and Restrictions, on the Plan of MIii Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, Register's Office for Davldso,, County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest In the Common Elements appurtenant to said Unit, as set forth in said Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, Register's Office of Davidson County, Tennessee, for a more complete and accurate description of said Unit.

Being the same property conveyed to Aimee Hall, an unmarried person, as to an undivided one-half interest (the "Individual Interest"), and Ronald W. Hall and wife, Melissa J. Hall, as to an undivided one-half interest, as tenants by the entirety (the "Entireties Interest"), with the Individual Interest and the Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, dated September 9, 2019, of record in Instrument No. 20190912-0092269, in the Register's Office of Davidson County, Tennessee.

Further being a part of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Tennessee Bank & Trust, a Tennessee corporation, dated October 30, 2017, of record in Instrument No. 20171103-0112843, in the Register's Office of Davidson County, Tennessee.

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)