Karen Johnson Davidson County
Batch# 995620 DEEDWARR
04/24/2023 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230424-0029984

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $575,000.00.

Affiant

Subscribed and sworn before me this the 20th day of April, 2023.

Notary Public
My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason Robert Hilkin	United Wholesale Mortgage, LLC	060-00-0A 009.00
719 Arbor Trace Circle	585 South Blvd E	
Nashville, TN 37207	Pontiac, MI 48341	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER KEATING AND KATIE KEATING, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JASON ROBERT HILKIN, an unmarried man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 9, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Magnolia East, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160726-0076751 and amended in Instrument No. 20161013-0108361, Instrument No. 20200908-0102173, Instrument No. 20211101-0146117, and Instrument No. 20220420-0045958, Register's Office for Davidson County, Tennessee, and being shown on Plat attached as Exhibit C to Amendment No. 1 of record in Instrument No. 20161013-0108361, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler Keating and Katie Keating, husband and wife, by deed dated 03/31/2020, from CAM Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200407-0036689, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 719 Arbor Trace Circle, Nashville, TN 37207.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TK
KK

Witness my hand this the 20th day of April, 2023.

Tyler Keating

Katie Keating

STATE OF TENNESSEE
COUNTY OF DAVIDSON

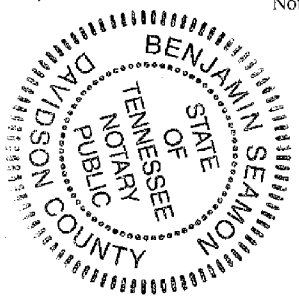
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tyler Keating and Katie Keating,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2023.

My commission expires:

9-7-26

Notary Public



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 4/20/23 (date of document).

Jennifer L. Pennell

4/24/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

