Karen Johnson Davidson County
Batch# 1003569 DEEDWARR
05/15/2023 03 57 08 PM 3 pgs
Fees $18 00 Taxes $1,609 50

20230515-0036300

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

File #23-KA-1510-V

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)
JMJA LLC	Same as new owner	
(NAME)	(NAME)	**072-16-0-130-00**
132 Shorecrest Circle		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **KAREN RHOTEN, EXECUTRIX OF ESTATE OF RICHARD F. KEARY; AND KATHERINE KING, AN UNMARRIED PERSON, KAROL KEARY, AN UNMARRIED MAN, MARY KEARY, AN UNMARRIED PERSON, KAREN RHOTEN, A MARRIED PERSON, AND CYNTHIA JANSSEN, A MARRIED PERSON, DEVISEES UNDER THE LAST WILL AND TESTATEMENT OF RICHARD F. KEARY, DOCKET NO. 22P-1924 IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION), ;,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JMJA LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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. 8 on the Plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, 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 Richard F Keary and wife, Ann F Keary by Warranty deed from Donnie E McGrew and wife, Norma F McGrew of record in Book 4493, page 749, Register's Office for Davidson County, Tennessee, dated April 7, 1971 and recorded on April 15, 1971

Ann Fuqua Keary died July 9, 2009, leaving Richard F. Keary as the surviving tenant by the entirety

Richard Francis Keary (also known as Richard F Keary) died September 14, 2022, his estate being administered through Davidson County Probate Court, Docket No 22P1924 Katherine King, Karol Keary, Mary Keary, Karen Rhoten, and Cynthia Janssen, herein convey the above-described property as the devisees under the Last Will and Testament of Richard F. Keary

The above-described property is not the primary or marital residence of the grantors herein

This conveyance is subject to
* Taxes for the year 2023 and subsequent years.
* Plan of record in Plat Book 1424, Page 79, with Abandonment of utility easement in Book 4910, page 870, Register's Office for Davidson County, Tennessee

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1510 Harwood Drive, 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 12th day of May, 2023

Katherine King by Cynthia Janssen, Attorney-In-Fact

Karol Keary by Karen Rhoten, his Attorney-In-Fact

Mary Keary by Karen Rhoten, Attorney-In-Fact

Karen Rhoten

Cynthia Janssen

Estate of Richard F Keary

By _____
Karen Rhoten, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2023, before me personally appeared Karen Rhoten, Executrix of Estate of Richard F Keary, 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 12th day of May, 2023

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA JANSSEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KATHERINE KING, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHERINE KING

Witness my hand, at office, this 12 day of May, 2023

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

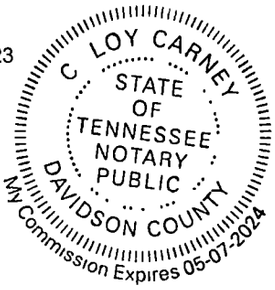
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN RHOTEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAROL KEARY and MARY KEARY, and who acknowledged he/she/they executed the same as the free act and deed of the said KAROL KEARY and MARY KEARY

Witness my hand, at office, this 12 day of May, 2023

C. Loy Carney

Notary Signature
My commission expires



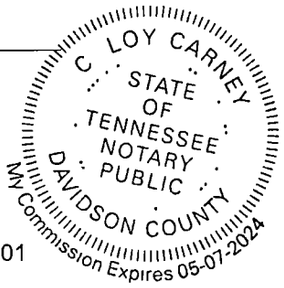
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2023, before me personally appeared KAREN RHOTEN and CYNTHIA JANSSEN, 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 12 day of May, 2023

C. Loy Carney

Notary Signature
My commission expires



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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-BR-23-1510