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 Davids

Actual consideration or value, whichever is greater is ~~$110,000.00~~

Affiant

Subscribed and sworn before me this the 26th day of May, 2023

Notary Public
My commission expires 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

~~WARRANTY~~ QUIT CLAIM DEED

Address of New Owner	Send Tax Bill to	Tax Information
Elvin Figueroa 1121 Westchester Dr. Nashville, TN 37207	New Owner	041-16-0 088 00

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, VERNON T KEESEE, JR , UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELVIN FIGUEROA, A SINGLE 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 Lot No 3 on the Plan of Bellshire Estates, Section V, Revision I, Final Plat of record in Instrument No 20200812-0089755, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Vernon T Keesee, Jr , by deed dated 06/11/2019, from Eunice F Thompson, of record in Instrument No 20190614-0057232, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS UNIMPROVED PROPERTY KNOWN AS 1121 Westchester Dr , 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

Karen Johnson Davidson County
Batch# 1009346 DEEDWARR
05/31/2023 12 08 36 PM 2 pgs
Fees $13 00 Taxes $407 00

20230531-0040977

Witness my hand this the 26th day of May, 2023

Vernon T Keesee, Jr

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vernon T Keesee, Jr , 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 26th day of May, 2023

My commission expires
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY