This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21076-DJ

Karen Johnson Davidson County
Batch# 1011818 DEEDWARR
06/06/2023 01:48:30 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20230606-0042970

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 5th day of June, 2023.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian V. Rawlings and Lori Rawlings 219 Blanchard Place Nashville, TN 37214	Wells Fargo Bank, N.A. 2701 Wells Fargo Way MAC X9999-01H Minneapolis, MN 55467	095-04-0-138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Monica Keogh White, Marilyn K. Biffle, Gerald D. Keogh, II, and Edward Michael Keogh**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian V. Rawlings and Lori Rawlings, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a 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. 60 on the Plan of Eva-Mor Heights of record in Book 1424, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 60 fronts 127 feet on the easterly side of Blanchard Place, as measured around a curve, and runs back between lines 187.34 feet on the north line and 179.76 feet on the southwesterly line to a dead line in the rear, on which it measures 24.26 feet.

Being all of the property conveyed to Monica Keogh White, Marilyn K. Biffle, Gerald D. Keogh, III and Edward Michael Keogh, by Personal Representatives Deed from Monica Keogh White and Marilyn K. Biffle, Co-Personal Representatives of the Estate of Gerald D. Keogh, being dated May 26, 2023 and recorded May 31, 2023 in Instrument No. 20230531-0040865, Register's office for Davidson County, Tennessee; further being all of the property conveyed to Gerald D. Keogh and wife, Nell Katherine Byrne Keogh, by deed from E. S. Evans, Incorporated, a Tennessee corporation, of record in Book 1879, Page 211, Register's Office for Davidson County, Tennessee, dated August 24, 1950 and recorded on August 29, 1950. Nell Katherine Byrne Keogh died September 11 2010 leaving Gerald D. Keogh as surviving tenant by the entirety. Gerald D. Keogh died testate January 15, 2023; pursuant to the Last Will and Testament of Gerald D. Keogh filed in Davidson County Probate Docket 23P377, said property is to be administered as part of her probate estate under the control of Monica Keogh White and Marilyn K. Biffle, Co-Representatives.

This is ☒ improved or ☐ unimproved property located at: **219 Blanchard Place, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2023

.

GRANTOR:

Monica Keogh White

Monica Keogh White

Marilyn K Biffle

Marilyn K. Biffle

_____

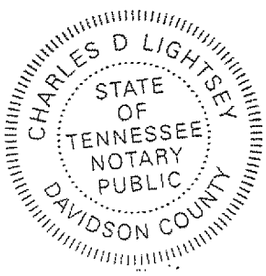
Edward Michael Keogh

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Monica Keogh White, Marilyn K. Biffle, ~~and Edward Michael Keogh~~, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

CMW

WITNESS my hand and seal at office this 5th day of June, 2023.



Notary Public
My Commission expires: 3/3/26

202306060042970

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2023

.

GRANTOR:

_____
Monica Keogh White

_____
Marilyn K. Biffle

_____
Edward Michael Keogh

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Monica Keogh White, Marilyn K. Biffle, and Edward Michael Keogh, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2023.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2023.

Gerald D. Keogh, II

STATE OF FLORIDA
COUNTY OF Collier

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gerald D. Keogh, II, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2023.

Notary Public
My Commission expires: 10/01/2023

CLIFFORD NICOLAS
Notary Public - State of Florida
Commission # GG 918295
My Comm. Expires Oct 1, 2023
Bonded through National Notary Assn.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/5/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/5/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

