Karen Johnson Davidson County
Batch# 1012450 DEEDWARR
06/08/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230608-0043477

6604

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1397-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2023.

Notary Public
My Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Logan Bass 1102 Sunnymeade Drive Nashville, TN 37216	Legacy Home Loans 1036 Stearman Drive, Ste 6 White House, TN 37188	061 15 0 164.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael O'Keefe and Lynita O'Keefe, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Logan Bass**, hereinafter called the Grantee, his 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. 3 of Block "A", Re-Subdivision of Lots 1 and 2, Block "A"; Lots 1, 2, 3, 4 Block "B", Lots 1 and 2, Block "C" of Sunnymeade Subdivision, Unit No 1, of record in Book 843, Pages 4 and 5, Register's Office for said county, which is the same as Lot No. 3 of Block "A" on the Revised Plan of Sunnymeade Subdivision, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Said Lot No. 3 fronts 61.2 feet on the Southerly side of Golf Club Drive or Sunnymeade Avenue and runs back between lines, 140 feet on the Easterly line and 142.2 feet on the Westerly line to a dead line on which it measures 36 feet.

Being the same property conveyed to Michael O'Keefe and Lynita O'Keefe, Husband and Wife, by Warranty Deed from Lauren Fletcher, Married, of record in Instrument No. 20170706-0067713, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017, and recorded on July 06, 2017.

This is improved property located at: **1102 Sunnymeade Drive, Nashville, TN 37216**

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

Logan James Bass, an unmarried man

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 7th day of June, 2023

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GRANTOR:

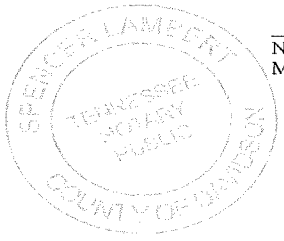
Michael O'Keefe

Lynita O'Keefe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael O'Keefe and Lynita O'Keefe, the within named bargainors, 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 7th day of June, 2023.



Notary Public
My Commission expires: 11/4/24

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 7 day of June, 2023

Ernest D. Bennett, III, Affiant — June 7, 2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 7 day of June, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024