This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1327-TC

Karen Johnson Davidson County
Batch# 1012518 DEEDWARR
06/08/2023 09:48:30 AM 7 pgs
Fees: $38.00 Taxes: $2,808.30
20230608-0043569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $759,000.00.

Affiant

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

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael O'Keefe and Lynita O'Keefe 1114 Sunnymeade Drive Nashville, TN 37216	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	061 15 0 170.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ronald Pearson, a single man, and Melanie Ann Pearson, Allan Jeffrey Pearson, Jane Elizabeth Pearson, Jenny Lauren Pearson, Jodie Liane Pearson, and Justin Robert Pearson, as the Heirs at Law of James R. Pearson, Jr., deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael O'Keefe and Lynita O'Keefe, husband and wife, as tenants by the entirety**, hereinafter called the Grantees, 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. 9 of Block "A" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, Pages 56 & 57, Register's Office, Davidson County, Tennessee.

Said Lot No. 9 fronts 60 feet on the Southerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead end.

Being the same property conveyed to Michael D. Pearson, unmarried, by Quitclaim Deed from Michael D. Pearson and James R. Pearson, Jr., Successor Co-Trustees of the Pearson Living Trust dated February 29, 2000, of record in Instrument No. 20070905-0106366, in the Register's Office of Davidson County, Tennessee, dated August 30, 2007 and recorded on September 05, 2007. The said Michael D. Pearson died intestate on September 27, 2012. See Probate Case No. 12P1753 filed in the Probate Court for Davidson County, Tennessee at Nashville, leaving Ronald Pearson and James R. Pearson, Jr. as his surviving Heirs at Law. See Affidavit of Heirship recorded in Instrument No. 20211108-0149066. The said James R. Pearson, Jr. died on June 15, 2022, leaving Melanie Ann Pearson, Allan Jeffrey Pearson, Jane Elizabeth Pearson, Jenny Lauren Pearson, Jodie Liane Pearson, and Justin Robert Pearson as his surviving Heirs at Law. See Affidavit of Heirship in Instrument No. _____202306080043568___.

Being the same property conveyed to James Robert Pearson, Trustee, or his successors in trust, under the revocable Pearson Living Trust, dated February 29, 2000, and any amendments thereto, by Warranty Deed from James R. Pearson, being one and the same as James Robert Pearson, of record in Instrument No. 20000302-0020649, in the Register's Office of Davidson County, Tennessee, dated February 29, 2000 and recorded on March 02, 2000. The said James Robert Pearson died testate on May 30, 2006,

devising the subject property to Pearson Living Trust, dated February 29, 2000 and any amendments thereto. See Probate Case No. 07P3 filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This is improved property located at: **1114 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 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.

GRANTOR:

Ronald Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald Pearson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of June, 2023.

SPENCER LAMBERT
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/4/24

202306080043569

Melanie Ann Pearson

Melanie Ann Pearson, Heir at Law of James R. Pearson, Jr.

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melanie Ann Pearson, Heir at Law of James R. Pearson, Jr., deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

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

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Notary Public
My Commission expires: 6/8/24

Jenny Lauren Pearson

Jenny Lauren Pearson, Heir at Law of James R. Pearson, Jr.

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jenny Lauren Pearson, Heir at Law of James R. Pearson, Jr., deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

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

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Notary Public
My Commission expires: 6/8/24

Jodie L. Pearson

Jodie Liane Pearson, Heir at Law of James R. Pearson, Jr.

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jodie Liane Pearson, Heir at Law of James R. Pearson, Jr., deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

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

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Notary Public
My Commission expires: 6/8/24

Justin Robert Pearson, Heir at Law of James R. Pearson, Jr.

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Justin Robert Pearson, Heir at Law of James R. Pearson, Jr., deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

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

Notary Public
My Commission expires: 6/8/24

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

202306080043569

Allan Jeffrey Pearson, Heir at Law of James R. Pearson, Jr.

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Allan Jeffrey Pearson, Heir at Law of James R. Pearson, Jr., deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

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

Notary Public
My Commission expires: 6/8/24

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

202306080043569

Jane Elizabeth Pearson, Heir at Law of James R. Pearson, Jr.

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jane Elizabeth Pearson, Heir at Law of James R. Pearson, Jr., deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

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

WILLARD AUGUSTUS KINGSBURY III
Notary Public - Arizona
Maricopa County
Commission # 584945
My Comm. Expires Jul 25, 2024

Notary Public
My Commission expires: July 25, 2024

202306080043569

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 JUNE 5, 2023.

Tori Cole
Affiant Signature

Date: 6/8/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this JUNE 8, 2023.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-10-2024

Notary's Seal

