Karen Johnson Davidson County
Batch# 1016047 DEEDWARR
06/16/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230616-0046152

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Colm Keenan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF June, 2023.

NOTARY PUBLIC
My Commission expires: 7/25/26

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BRONER MCCOY CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23060005

Address of New Owner
Colm Keenan
113 Hollow Court
Franklin, TN 37067

Send Tax Bills To:
Same

Tax Information:
162-05-0-003.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jennifer Moyers, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Colm Keenan, married,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Southwood, as of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 77 feet on the northwesterly side of Brewer Drive and runs back 211 feet on the northeasterly line and 228.18 feet on the southwesterly line to a dead line in the rear on which it measures 115 feet.

Being the same property conveyed to Robert D. Moyers and wife, Jennifer L. Moyers, by Warranty Deed from Monica Dianne Wylie dated 09/11/1987 and recorded on 09/24/1987 at Book 7361, Page 213, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jennifer Moyers by Quitclaim Deed from Robert D. Moyers dated 04/18/2012 and recorded on 04/24/2012 in Instrument No. 20120424-0034970, RODCT.

*Jennifer Moyers and Jennifer L. Moyers is one and the same person.

This is property generally located:
360 Brewer Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 2904, Page 51, and amended in Book 7127, Page 491, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jennifer Moyers** has caused this instrument to be executed, this the 16 day of June, 2023.

Jennifer Moyers

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jennifer Moyers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 16 day of June, 2023.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
CHEATHAM COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 6/16/23 (date of document).

L. Broner McCoy
Date: 6/16/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 16th day of June, 2023.

NOTARY PUBLIC
My Commission expires: 7.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY