Karen Johnson Davidson County
Batch# 1017574 DEEDWARR
06/21/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230621-0047192

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

G-P-23-711

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth D. Keene, Jr. and Alexis Hayden Keene	Navy Federal Credit Union	
(NAME)	(NAME)	**060-11-0B-077.00**
711 Cottage Park Drive	820 Follin Lane SE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHNATHAN LEE JONES AND SHANTELL JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXIS KEENE, AN UNMARRIED WOMAN, AND KENNETH KEENE AND JAMI KEENE, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 77 of Cottage Park, a Horizontal Property Regime with Private Elements, as described in the Declaration of Covenants, Conditions and Restrictions for Cottage Park as recorded December 3, 2015 as Instrument No. 20151203-0122006, as amended at Instrument No. 20160928-0102452, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnathan L. Jones, an unmarried man and Chase T. Shopoff, an unmarried man by Warranty deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20161230-0137576 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on December 30, 2016.

Being the same property conveyed to Johnathan Lee Jones, an unmarried man by Quitclaim deed from Johnathan L. Jones, an unmarried man and Chase T. Shopof, an unmarried man of record in Instrument No. 20190705-0065496 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 05, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452, Register's Office for Davidson County, Tennessee.
- Declaration for Stormwater facilities and Systems of record in Instrument Number 20150317-0022957, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3984, Page 727, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20161005-0105304, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **711 Cottage Park Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 20th DAY OF JUNE, 2023.

Johnathan Lee Jones

Shantell Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNATHAN LEE JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANTELL JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 6/20/2023 (date of document).

Date: 6/21/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026