Karen Johnson Davidson County
Batch# 1036729 DEEDWARR
08/10/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230810-0061932

# WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/05/2025

File #23-KA-0016-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/11/2024 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jacob Alan Keiser and Alexandra Marie Layman** | New Owner | |
| (NAME) | (NAME) | **105-04-0-128.00** |
| 408 Patterson ST | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, **CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB ALAN KEISER AND ALEXANDRA MARIE LAYMAN, HUSBAND AND WIFE** 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 in Davidson County, Tennessee, being the westerly half of Lot 19 in The Homestead Plat of the Late John Trimble, as laid of W.W. Southgate, Surveyor, of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee.

Said western half of Lot 19 fronts 25 feet on Tennessee Street and runs back between parallel lines about 139 feet to an alley.

Being the same property conveyed to Central Coast Properties, LLC, a Tennessee limited liability company by Warranty deed from Josh Hellmer, married of record in Instrument No. 20210908-0120175 Register's Office for Davidson County, Tennessee, dated September 3, 2021 and recorded on September 8, 2021.

This conveyance is subject to:
* Taxes for the year 2023, and subsequent years.
* Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is X **unimproved** ~~X~~ **improved** property known as: **16 Shepard Street, Nashville, TN 37210**.

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 24th day of July, 2023.

Central Coast Properties, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Hagerty, Sole Member/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Matthew Hagerty, Sole Member/President of Central Coast Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member/President of Central Coast Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Hagerty, Sole Member/President of Central Coast Properties, LLC as such Sole Member/President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member/President.

Witness my hand and seal this 24 day of July, 2023.

_____
Notary Signature
My commission expires: _____

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

~~RETURN TO:~~
~~Carney Title, LLC~~
~~400 Overbeck Lane, Suite 101~~
~~Nashville, TN 37204~~

***Please Return to:***
**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, DEBORAH DEDING, 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 July 24, 2023.

Date

Affiant Signature

Aug 9, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of August, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)