WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038148 DEEDWARR
08/14/2023 02 59 42 PM 2 pgs
Fees $13 00 Taxes $1,794 50

20230814-0063192

G-BR-23-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

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)
Emily Keiper and Jade Keiper	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**174-09-0B-025 00-CO**
121 Lightwood Drive	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Indian Land, SC 29707**	
(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, **TRAVIS TIDMORE, UNMARRIED, AND EMILY KELLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY KEIPER AND JADE KEIPER, A MARRIED COUPLE** , 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 Lot No 25 on the Plan of Final Plat Kingsport Phase 1 of record in Plat at Instrument No 20171117-0118044, corrected in Instrument No. 20171205-0123987, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Travis Tidmore, an unmarried man and Emily Keller, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Brandon J Puckett and Kristin L. Puckett, husband and wife of record in Instrument No. 20220314-0029676 Register's Office for Davidson County, Tennessee, dated March 7, 2022 and recorded on March 14, 2022.

This conveyance is subject to

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No 20171117-0118044, as corrected by Surveyor's Certificate of Correction in Instrument No 20171205-0123987, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20171120-0119160, Register's Office for Davidson County, Tennessee.
- Charter for Kingsport Estates Homeowners Association, Inc. of record in Instrument No 20171120-0119159, in the Register's Office for Davidson County, Tennessee
- Application for Greenbelt Assessment - Agricultural of record in Book 8940, Page 78, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150323-0024588, in the Register's Office for Davidson County, Tennessee
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No 20080130-0009570, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 9539, Page 616, 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 **121 Lightwood Drive, Antioch, Tennessee 37013**.

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 10th DAY OF AUGUST, 2023

Travis Tidmore

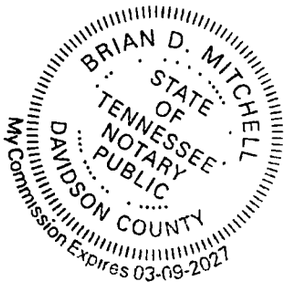
Emily Keller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRAVIS TIDMORE, 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 10th of August, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY KELLER, 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 10th of August, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)



RETURN TO:
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Nashville, TN 37212