Karen Johnson Davidson County
Batch# 1041195 DEEDWARR
08/22/2023 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,149.70
20230822-0065586

WARRANTY DEED

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED EIGHTY ONE THOUSAND AND 00/100 ($581,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Robert Newsad and Lin Zhu Newsad (NAME)	**NEW OWNER** (NAME)	**098 00 0 219.00**
5333 John Hagar Road Mt. Juliet, TN 37122 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22nd day of August, 2023, the undersigned, **ANDREW O'KEEFE AND SARAH O'KEEFE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ROBERT NEWSAD AND LIN ZHU NEWSAD, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5333 JOHN HAGAR ROAD, MT. JULIET, TN 37122** and more particularly described as follows:

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property recorded in Instrument Number 20151210-0124468, and being more particularly described as follows:

Beginning at a point in the Southern right-of-way of John Hagar Road, said point being the Northeast corner of Travis Ware, Instrument #20150129-0008492; said point also being the Northwest corner of Basham;

Thence with said right-of-way and with a curve to the right, having a radius of 4891.06 feet, and a length of 317.99 feet, and being subtended by a chord bearing North 82 degrees 16 minutes 39 seconds East a distance of 317.93 feet to the Northwest corner of William Akin, Instrument #20050112-0004554;

Thence with the Western line of Akin, South 00 degrees 36 minutes 59 seconds West a distance of 738.01 feet to a point;

Thence with a severance line, North 80 degrees 50 minutes 53 seconds West 402.05 feet to a point in the Eastern line of a second tract owned by William Akin, Instrument #20181106-0109958;

Thence with Eastern line of the second tract of Akin, North 8 degrees 23 minutes 33 seconds East 206.41 feet to the Southeast corner of said Travis Ware;

Thence with the Eastern line of Ware the following calls: North 8 degrees 45 minutes 58 seconds East 115.40 feet; North 5 degrees 29 minutes 19 seconds East 82.97 feet;

Thence North 8 degrees 26 minutes 06 seconds East 232.97 feet to the point of beginning, containing 244,593 Square Feet or 5.62 acres, more or less.

Being the same property conveyed to Andrew O'Keefe and Sarah O'Keefe, husband and wife, by Warranty Deed from William R. Basham and Susan A. Basham, husband and wife, of record in Instrument No. 20210315-0034110, in the Register's Office of Davidson County, Tennessee, dated March 11, 2021 and recorded on March 15, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of August, 2023.

GRANTOR: Andrew O'Keefe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Andrew O'Keefe**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22nd day of August, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Sarah O'Keefe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Sarah O'Keefe**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22nd day of August, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 **August 22, 2023**.

Affiant Signature

8/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026