WARRANTY DEED

File #23205

Karen Johnson Davidson County
Batch# 1042788 DEEDWARR
08/25/2023 10 17 07 AM 2 pgs
Fees $13 00 Taxes $2,331 00

20230825-0066507

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Hayes McCord and Emma Caroline Oothout	NEW OWNER	146-08-0-031 00
(NAME)	(NAME)	
4820 Merrill Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Dalton Gregory Keck and Morgan Alexandria Keck, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Hayes McCord and Emma Caroline Oothout, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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 572 on the Plan of Section Fourteen, Caldwell Hall of record in Plat Book 3300, Page 77, 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 Dalton Gregory Keck and Morgan Alexandria Keck, husband and wife by Warranty deed from Mallorie Fisher Godwin and John A Godwin, Jr , wife and husband of record in Instrument No 20180405-0031853 Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 05, 2018

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 4820 Merrill Lane, Nashville, TN 37211

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 23rd day of August, 2023

Dalton Gregory Keck

Morgan Alexandria Keck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Dalton Gregory Keck and Morgan Alexandria Keck**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 23rd day of August, 2023

My commission expires 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027