Karen Johnson Davidson County
Batch# 1042837 DEEDWARR
08/25/2023 11:03:30 AM 5 pgs
Fees: $28.00 Taxes: $310.80
20230825-0066580

# WARRANTY DEED

Property address:
100 Keeton Avenue
Old Hickory, TN 37138
102 Keeton Avenue
Old Hickory, TN 37138

Owner's name:
David Blake Ferguson
8120 Indian Hill Road
Cincinnati, OH 45243

Mail tax bills to:
David Blake Ferguson
8120 Indian Hill Road
Cincinnati, OH 45243

Return To:
Local Title & Closing Services
2657 APPLING RD #103
MEMPHIS, TN 38133

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is or value of the property transferred, whichever is greater, is $84,000.00, which amount is equal to or greater than the amount which the property would command at fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of August, 2023

Notary Public

My Commission Expires: 2/26/24

This instrument prepared by:
LOCAL TITLE LLC
2657 APPLING RD #103
MEMPHIS, TN 38133

**THIS INDENTURE,** made and entered into this 25th day of August, 2023 by and between

**Steven Bolton and Kelsee Bolton, husband and wife, hereinafter called Grantor, and**

**David Blake Ferguson, a single man, hereinafter called Grantee.**

**WITNESSETH:** That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson State of Tennessee, to wit:

See attached Exhibit A

**Being the same property conveyed to Mary F. Tankersley herein by Executor's Deed of record at Instrument No. 20010618-0064222 and Quit Claim Deed of record at Instrument No.20041217-0150319, in the Register's Office of Davidson County, Tennessee. Mary F. Tankersley died intestate in this county on March 14, 2013, survived by her heirs established in the Affidavits of Heirship being recorded simultaneously herein. The Heirs, Mark Tankersley and Steven J. Bolton executed a Quitclaim Deed to Steven Bolton and Kelsee Bolton being recorded simultaneously herein.** 202308250066579

**Tax Parcel Number:** 044-05-0-206

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part Grantee of the second part, Grantee's heirs, successors and assigns in fee simple forever.

The said Grantor of the first part does hereby covenant with the said part Grantee of the second part that Grantor lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record in Plat Book 843, Page 13; 2023 Davidson County taxes, are not yet due and payable; all in said Register's Office.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Steven Bolton

Kelsee Bolton

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, Rodrigue E, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven Bolton and Kelsee Bolton** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this the 23 day of August, 2023.

Notary Public

My commission expires: 2/20/24

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# Exhibit "A"
## Property Description

Parcel 1:
100 KEETON AVENUE

SITUATED within the 11th Council District of Davidson County, Tennessee, being part of Lot 263 on the Map of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, TN and being more particularly bounded and described as follows: BEGINNING at a 5/8" iron rod (RLS 100) on the southwest right of way line of Keeton Avenue and marking a common corner of property now or formerly belonging to ACS Insulation, Inc. (DB-20000829 0085331);

Thence with the southwest right of way line of Keeton Avenue, South 24 Degrees 41 Minutes 57 Seconds East, a distance of 50.00 feet to a point;

Thence leaving the southwest right of way line of Keeton Avenue, South 71 Degrees 22 Minutes 04 Seconds West, a distance of 88.88 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to Travis Austin Tolin (DB-20180529 0050665);

Thence with the line of Tolin, North 77 Degrees 31 Minutes 59 Seconds West, a distance of 14.00 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to 208 Rayon Drive LLC (DB-20210930 0131886);

Thence leaving the line of Tolin and with the line of 208 Rayon Drive LLC, North 20 Degrees 15 Minutes 33 Seconds West, a distance of 25.00 feet to a 1" iron pipe marking a common corner of property now or formerly belonging to McLain Industries, Inc. (DB-20221220 0131273); Thence leaving the line of 208 Rayon Drive LLC and with the line of McLain Industries, Inc., North 60 Degrees 53 Minutes 15 Seconds East, a distance of 49.08 feet to a 5/8" iron rod marking a common corner of property now or formerly belonging to ACS Insulation, Inc. (DB- 20000829 0085331);

Thence leaving the line of McLain Industries, Inc., and with the line of ACS Insulation, Inc., North 61 Degrees 14 Minutes 56 Seconds East, a distance of 48.78 feet to the POINT OF BEGINNING and containing 4,027 sf or 0.092 acres more or less.

**Tax Parcel Number: 044-05-0-206**

Parcel 2:
102 KEETON AVENUE

SITUATED within the 11th Council District of Davidson County, Tennessee, being all of Lot 264 on the Map of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, TN and being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron rod (TN 1838) on the southwest right of way line of Keeton Avenue and marking a common corner of property now or formerly belonging to O.1.C. Rayon City Townhomes (MA-20071120 0136013);

Thence with the line of O.I.C. Rayon City Townhomes, North 76 Degrees 39 Minutes 05 Seconds West, a distance of 25.20 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to Baugher Homes 105, LLC (QC-20170110 0002738); Thence leaving the line of O.1.C. Rayon City Townhomes and with the line of Baugher Homes 105, LLC and continuing with the line of Travis Austin Tolin (DB-20180529 0050665), North 77 Degrees 31 Minutes 59 Seconds West, a distance of 86.00 feet to an iron rod (CES);

Thence leaving the line of Tolin, North 71 Degrees 22 Minutes 04 Seconds East, a distance of 88.88 feet to a point on the southwest right of way line of Keeton Avenue;

Thence with the southwest right of way line of Keeton Avenue, South 24 Degrees 41 Minutes 57 Seconds East, a distance of 58.09 feet to the POINT OF BEGINNING and containing 2,550 sf or 0.059 acres more or less.

**Tax Parcel Number: 044-05-0-207**

LOCAL
TITLE & CLOSING SERVICES

I, April McDowell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original documented, executed and authenticated according to law.

Certification date of the attached documents tendered for registration herewith shall be the date of submission to the register of deeds office.

April McDowell

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally, appeared before me, the undersigned a notary public for the county and state, April McDowell, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-22-25

GRACIE ROSE PETTIT
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-22-2025