THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6510-WE

Karen Johnson Davidson County
Batch# 1044668 DEEDWARR
08/31/2023 10 23 30 AM 2 pgs
Fees $13 00 Taxes $6,105 00

20230831-0068234

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Larry Keele, Trustee of the Laiyan Keele 2021 Trust	NEW OWNER	
316 Whitworth Way		104-14-0H-030 00-CO
Nashville, TN 37205		
(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, **Anthony B. Daniels and Sahar Kohanim, Trustees of the Kohanim-Daniels Revocable Living Trust, dated March 27, 2020, as tenants by the entireties**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Keele, as Trustee of the Laiyan Keele 2021 Trust, u/a/d March 12, 2021**

HEREINAFTER CALLED THE GRANTEES, 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 22 on the Plan of Final Plat of Whitworth, Phase 3, Section 1 of record in Plat Book 7900, Page 866, as amended in Book 9582, Page 834, and corrected in Book 10270, Page 34, 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 Sahar Kohanim and Anthony Daniels, wife and husband by Warranty Deed from Steven J. Dansky and wife, Ellen Davis Dansky of record in Instrument No 20131219-0128206 Register's Office for Davidson County, Tennessee, dated December 02, 2013 and recorded on December 19, 2013

Being the same property conveyed to Anthony B Daniels and Sahar Kohanim, Trustees of the Kohanim-Daniels Revocable Living Trust, dated March 27, 2020, as tenants by the entireties by Warranty Deed from Sahar Kohanim and Anthony Daniels, who is one and the same as Anthony B Daniels, wife and husband of record in Instrument No 20200330-0033919 Register's Office for Davidson County, Tennessee, dated March 27, 2022 and recorded on March 30, 2022

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.

This is __ unimproved _X_ improved property known as **316 Whitworth Way, Nashville, TN 37205**

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 our hands this the 29th day of August, 2023.

The Kohanim-Daniels Revocable Living Trust, dated March 27, 2020

BY: _____
Anthony B. Daniels. Trustee

BY: _____
Sahar Kohanim, Trustee

STATE OF Rhode Island

COUNTY OF Providence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anthony B. Daniels,** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Trustee** of the **Kohanim-Daniels Revocable Living Trust, dated March 27, 2020,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Anthony B. Daniels** as such **Trustee.**

Witness my hand and official seal this the 29th day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1/3/2025

Franklin C. Nelson III
State of Rhode Island
Notary Public
Commission No. 760170
My Commission Expires 01/03/2025

STATE OF Rhode Island

COUNTY OF Providence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sahar Kohanim,** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Trustee** of the **Kohanim-Daniels Revocable Living Trust, dated March 27, 2020,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Sahar Kohanim** as such **Trustee.**

Witness my hand and official seal this the 29th day of August, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1/3/2025

Franklin C. Nelson III
State of Rhode Island
Notary Public
Commission No. 760170
My Commission Expires 01/03/2025