Karen Johnson Davidson County
Batch# 1045557 DEEDWARR
09/01/2023 12 21 41 PM 2 pgs
Fees $13 00 Taxes $1,713 10
20230901-0068840

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 463,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Diarmuid Kehoe and Deborah Griffith Kehoe	New Owner	103-06-0-056-00
(NAME) 114 Rural Avenue	(NAME)	
(ADDRESS) Nashville TN 37209	(ADDRESS)	
(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, WE,

AMANDA LINDSETH, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DIARMUID KEHOE AND DEBORAH GRIFFITH KEHOE, HUSBAND AND WIFE,

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

Being Lot No. 37 on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, Page 95, Register's Office for said County, and described as follows

Beginning at a point in the southerly margin of Oakmont Circle at the corner of Lots 37 and 38, thence with the line between said lots, southerly 106 feet to a corner of Lot 36 on said plan, thence with the line between Lots 36 and 37, westerly 87 feet to point in the easterly margin of Rural Avenue, thence with the margin of the same northerly 85 4 feet to a concrete monument at the beginning of a curve, the entrance into Oakmont Circle, thence around said curve northeasterly 36 4 feet to another concrete monument in the southerly margin of Oakmont Circle, thence with a margin of the same easterly 81 9 feet to the beginning

Being the same property conveyed to Amanda Lindseth, a married woman by Deed dated April 13, 2017 from Teresa Lynn Blair, Trustee of the Doris Jean Bumpus Special Needs Trust, recorded April 17, 2017, in Instrument Number 20170417-0036826, in the Official Records of Davidson County, Tennessee

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.

LT&E File #20411

This *Improved* property is commonly known as 114 Rural Avenue, Nashville, TN 37209

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/our hand(s) this 30th day of August, 2023

Amanda Lindseth

Amanda Lindseth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of August, 2023, before me personally appeared Amanda Lindseth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 30th day of August, 2023.

Notary Signature
My commission expires 11/3/25

J TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY