Karen Johnson Davidson County
Batch# 1052429 **DEEDWARR**
09/21/2023 09 53 25 AM 2 pgs
Fees $13 00 Taxes $4,943 20

20230921-0074189

WARRANTY DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,336,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

File #23-PA-1107-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
David Miller	**New Owner**	
(NAME)	(NAME)	**118 05 0 035.00**
1107 Clayton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL G. KEE AND WIFE, APRIL C. KEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID MILLER, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 20 and the Easterly 35 feet of Lot No. 21 on the Plan of a Subdivision of the South Part of Dr L.G Noel's Property, of record in Plat Book 547, Page 105, Register's Office for said County.

Said part of said Lots Nos. 20 and 21 adjoin and fronts together 75 feet on the Southerly margin of Clayton Avenue and extends back between 140 feet to a dead line.

Being the same property conveyed to Daniel G Kee and Wife April C. Kee, by QuitClaim Deed from Daniel G. Kee, of record in Instrument No. 20150430-0038732, in the Register's Office of Davidson County, Tennessee, dated April 24, 2015 and recorded on April 30, 2015.

Being the same property conveyed to Daniel G. Kee, unmarried, by Warranty Deed from Mark Peter Schwartz and Spouse, Cynthia Kay Schwartz, of record in Book 10467, Page 241, in the Register's Office of Davidson County, Tennessee, dated May 23, 1997 and recorded on May 27, 1997.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of the South Part of Dr L.G. Noel's Property, as recorded in Plat Book 547, Page(s) 105.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1107 Clayton Avenue, Nashville, TN 37204**.

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th day of September, 2023

Daniel G Kee

April C. Kee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2023, before me personally appeared Daniel G. Kee, 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 19th day of September, 2023.

Notary Signature
My commission expires

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2023, before me personally appeared April C Kee, 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 19th day of September, 2023.

Notary Signature
My commission expires

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CK-23-1107