THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6652-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2023 Notary Public MY COMMISSION EXPIRES: 1/4/2026 (AFFIX SEAL)
WHEN RECORDED RETURN TO Midtown Title, LLC 2920 Berry Hill Dr. #210 Nashville, TN 37204 File No. 1-21619-RR	

Karen Johnson Davidson County
Batch# 1053909 DEEDWARR
09/25/2023 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $736.30
20230925-0075330

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira Tanga	Easy Street Capital	
3600 Hillsboro Pike #F7	1201 East Cesar Chavez St. Ste 1	117-11-0B-087-00
Nashville, TN 37215-2135	Austin TX 78702	
(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, **William Eagle Keith and Leila Keith Bruun and Pauline Yates Keith and Mary Russell Keith, beneficiaries under the Last Will and Testament of Mary Eagle Keith**

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

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 Unit No. F-7, in a horizontal property regime, as shown on the Plan of The Villager East Condominium Apartments of record in Plat Book 5200, Page 178, 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 Lucile M. Eagle by Warranty Deed from Andrew Properties, Inc., and Cherokee Properties, Inc., of record in Book 5527, page 337, Register's Office for Davidson County, Tennessee, dated November 07, 1975 and recorded on November 08, 1975. Lucile M. Eagle died on May 7, 1982. Pursuant to the Last Will and Testament ofLucile M. Eagle, of record in WB 139 Page 289, the herein referenced property was bequeathed to Mary Eagle Keith.

Mary Eagle Keith died, testate, on October 23, 2021, leaving a Last Will and Testament filed for Probate in Docket No. 22P1584, Chancery Court of Davidson County, Tennessee. In accordance with the terms of said Last Will and Testament, the devisees of the herein-referenced real property are William Eagle Keith, Mary Russell Keith, Lelia Keith Bruun and Pauline Yates Keith.

The subject property wa never the primary resident of the GRANTORS.

This instrument executed on behalf of William E. Keith, Mary Russell Keith and Leilia Keith Bruun, devisees of The Estate of Mary Eagle Keith (Principal) by pursuant to the Power of Attorney of record in Instrument No. 2030921-0074201, Instrument No. 20230921-0074199 and Instrument No. 20230921-0074200, Registers office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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 improved property known as **3600 Hillsboro Pike #F7, Nashville, TN 37215-2135**

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 the 22 day of September, 2023.

THE ESTATE OF MARY EAGLE KEITH

George Keith, III, Executor

William Eagle Keith, by George Keith, III Attorney in Fact OK
William Eagle Keith, BY: George Keith, III, Attorney in Fact

Leila Keith Bruun by George Keith, III, Attorney in Fact
Leila Keith Bruun, BY: George Keith, III, Attorney in Fact

Pauline Yates Keith
Pauline Yates Keith

Mary Russell Keith by George Keith, III Attorney in Fact.
Mary Russell Keith, BY: George Keith, III Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Keith, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **William Eagle Keith**, as his Attorney-in-Fact, as the free act and deed of the within named **William Eagle Keith**.

Witness my hand and official seal this the 22 day of September, 2023.

My Commission expires _____ Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

9/22/23

Personally appeared before me, the undersigned, a Notary Public in andfor said County and State, the within named **George Keith, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Leila Keith Bruun**, as her Attorney in Fact, as the free act and deed of the within named **Leila Keith Bruun**.

My Commission expires: _____ Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Keith, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Mary Russell Keith**, as her Attorney in Fact, as the free act and deed of the within named **Mary Russell Keith**.

Witness my hand and official seal this the 22 day of September, 2023.

My commission expires: _____ Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pauline Yates Keith** the bargainor, with whom I ampersonally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22 day of September, 2023

My commission expires: _____

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **George Keith, III**, with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Executor** of the **Estate of Mary Eagle Keith** the within named bargainor, and that he as such **Executor** beign authorized to do so, esecute the foregoing instrument for the purposes herein contained by signing the name of the **Estate of Mary Eagle Keith** by the said **George Keith, III** as such **Executor.**

Witness my hand and office seal this the 22 day of September, 2023

My commission expires: _____

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principals William E. Keith, Mary Russell Keith and Lelia Keith Bruun.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death, disability or capacity.

Further the Affiant Saith not.

George Keith, III
Affiant

Witness my hand and seal at office this 22nd day of September, 2023.

Notary Public

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

Certificate of Authenticity

I, LARRY LUNA, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/22/23.

Affiant Signature

9/22/23
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of SEPTEMBER 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

