Karen Johnson Davidson County
Batch# 1055547 DEEDWARR
09/29/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230929-0076612

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave., Suite 300, Nashville, TN 37203

File No.: 2023080133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
AVS Investors, LLC		
(NAME)	(NAME)	043-11-0-062.00
P.O. Box 160811, 1101 Gillock St.	Same as New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($430,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JANICE H KEEN, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AVS INVESTORS, LLC**, 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. 11 on the Plan of Archwood Acres, Section 2, as of record in Book 2331, Page 12, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

LESS AND EXCEPT: INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY GRANTED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY CONSENT JUDGMENT OF THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE AS RECORDED IN BOOK 4418, PAGE 553, IN THE REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: Being a part of Lot No. 11 on the Plan of Archwood Acres, Section II, as of record in Book 2331, Page [12], Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING on the present easterly margin of Myatt Drive, at the corner of Lots 10 and 11; thence South 86 deg. 43' East 10.0 feet with the line between said lots to a point on the new relocated easterly margin of Myatt Drive; thence North 3 deg. 17' East 195.43 feet with the margin of the same to the beginning of a curve that has a 20-foot radius; thence around said curve northeasterly 39.71 feet to a point on the present southerly margin of Roosevelt Avenue; thence westerly 15 feet along a curve that has a 425 foot radius on the present southerly margin of Roosevelt Avenue to the beginning of a curve that has a 20-foot radius; thence southwestwardly 31.42 feet around said curve to a point on the present easterly margin of Myatt Drive; thence South 3 deg. 17" West 200.00 feet with the margin of the same to the point of beginning and containing 2200 square feet. Also granted was a temporary slope easement that extends 15 feet beyond the above described tract of land which easement shall terminate upon the grading of said easement area to the plans of Myatt Drive.

Being the same property conveyed by Warranty Deed from Sam B. Sanders, Sr., and J. M. Foster to Woodrow R. Keen and wife Janice H. Keen of record on 06/07/1965, at Book 4418, page 553, Register's Office for Davidson County Register of Deeds. Woodrow R. Keen is now deceased, leaving Janice H. Keen as the surviving Tenant by the Entirety.

unimproved ☐
This is improved ☒ property, known as 900 Roosevelt Ave, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this the 28th of September, 2023.

Janice H Keen

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Janice H Keen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th of September, 2023.

Notary Public

My Commission Expires: May 9, 2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave., Suite 300
Nashville, TN 37203

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, do hereby make oath that I am a licensed attorney and/or 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 9/28/2023 (date of document).

Date: 9/29/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 29th day of September, 2023

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____