Karen Johnson Davidson County
Batch# 1060772 DEEDWARR
10/16/2023 10 45 13 AM 2 pgs
Fees $13 00 Taxes $758 50
20231016-0080806

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0298

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of October, 2023

Notary Public

Commission Expires: 8.20.24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nora Tretter 1452 East Cedar Lane Madison, TN 37115	New Owner	053-09-0A-023 00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Charles Louis Keller, Devisee and
Charles Louis Keller, Executor for the Estate of John Harvey Keller

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nora Tretter

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 1452 of Neely's Bend Villas as of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

BEING the same property conveyed to Dorothy W Douglass Keller et vir, John Harvey Keller, as tenants by the entirety, by Quitclaim Deed from Thomas M Black, Trustee, and in the same instrument conveyed to Thomas M Black, Trustee by Dorothy W Douglass Keller, dated 4/22/1993 and recorded 4/28/1993 in Book 8928, Page 351, and the same property previously conveyed to Dorothy W. Douglass by Warranty Deed from Clifford E Stem et ux, Cheryl A Stem, dated 6/15/1987 and recorded 6/16/1987 in Book 7268, Page 908, Register's Office for Davidson County, Tennessee

The said Dorothy W. Douglass Keller is reported to have died June 2, 2013.

The said John Harvey Keller died testate on January 26, 2023. Pursuant to Order to Probate filed 4/5/2023 in Docket No 23P-591 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Charles Louis Keller was appointed as Executor.

According his Last Will and Testament, John Harvey Keller devised the subject property to Charles Louis Keller

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1452 East Cedar Lane Madison, TN 37115

Record & Return To
Southern Title LLC
383 E Main St , Ste 110
Hendersonville, TN 37075

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of October, 2023.

Charles Louis Keller
Estate of John Harvey Keller
By: Charles Louis Keller, Executor

Charles Louis Keller
Charles Louis Keller

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Louis Keller, Executor for the Estate of John Harvey Keller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 13th day of October, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-20-24

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of October, 2023, before me personally appeared **Charles Louis Keller**, 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 and official seal at Hendersonville, Tennessee this 13th day of October, 2023

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-20-24