2023-0916

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062617 DEEDWARR
10/19/2023 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231019-0081905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF OCTOBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JILL S. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3015LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas O'Keeffe and Emily Rose O'Keeffe		
6040 Deal Avenue		091 09 0A 006.00
Nashville, TN 37209		

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, WE,

TRACEY B. HARBIN AND WIFE, BETHANY L. HARBIN

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

THOMAS O'KEEFFE, AN UNMARRIED MAN AND EMILY ROSE O'KEEFFE, A MARRIED WOMAN

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 6 of the Deal Avenue Planned Unit Development, of record in Plat Book 6200, Page 354, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tracey B. Harbin and wife, Bethany L. Harbin, by Warranty Deed from Kim M. Gregory, unmarried and Richard A. Gregory, Married, of record in Instrument No. 20030421-0052050, in the Register's Office of Davidson County, Tennessee, dated February 21, 2003 and recorded on April 21, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Deal Avenue Planned Unit Development, as recorded in Plat Book 6200, Page(s) 354.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. M. Nall's Subdivision of Lots 18, 19, 20, B.F. Cockrill Land, as recorded in Plat Book 421, Page 63.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Deal Avenue, as recorded in Plat Book 6200, Page 321.

5. Declaration of Covenants, Conditions and Restrictions recorded in Book 6714, Page 400.

6. Easement for Water Main, recorded in Book 7026, Page 854.

This is improved property known as 6040 Deal 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 10th day of October, 2023.

Tracey B. Harbin

Bethany L. Harbin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TRACEY B. HARBIN AND BETHANY L. HARBIN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 10th day of October, 2023.

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/10/23 (date of document).

Affiant Signature

10/18/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON