Karen Johnson Davidson County
Batch# 1066143 DEEDWARR
10/30/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $595.70
20231030-0084770

Prepared By & Return To:
Tennessee Title Services LLC-
Murfreesboro
720A South Church Street
Murfreesboro, TN 37130
M-23-4155

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of October, 2023

Notary Public

Commission Expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial, LLC 7703 N Lamar Blvd #205 Austin, TX 78752	NEW OWNER	108-12-0A-040.00-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,

Wanda Kay Keahey, an unmarried woman

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

Music City Financial, 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:

Being Unit No. 40, Lot No. 33, in a Horizontal Property Regime, as shown on the Condominium Site Plan, Section 4, Phase VII, Quail Valley, of record in Plat Book 5200, Page 522 and 523, 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 Wanda K. Keahey by Warranty deed from James R. Jones of record in Instrument No. 20060814-0100010 Register's Office for Davidson County, Tennessee, dated August 07, 2006 and recorded on August 14, 2006.

Being the same property conveyed to Wanda Kay Keahey, an unmarried woman by Quitclaim deed from Wanda Kay Keahey a/k/a Wanda K. Keahey, an unmarried woman of record in Instrument No. 2017825-0087754 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 25, 2017.

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: 1336 Quail Valley Road, Nashville, TN 37214.

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 used, 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 27th day of October, 2023.

X Wanda K Keahey
Wanda Kay Keahey

STATE OF TENNESSEE
COUNTY OF Maury

On this 27th day of October, 2023, before me personally appeared Wanda Kay Keahey, 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 27th day of October, 2023.

A.C. Martin
Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A Mason, 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 10/27/23.

Holly A

Affiant Signature

10/27/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of October, 20 23

Jacqueline G Brown

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25