Karen Johnson Davidson County
Batch# 1071211 DEEDWARR
11/14/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,199.50
20231114-0088572

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

File No. EM-23-5475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,135,000.00

Amanda Allen
Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Lawrence and Constance Taylor 2019 Joint Revocable Trust	NEW OWNER	
(NAME)	(NAME)	118-01-2B-002.00-CO
802B Montrose Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, I/we, **Todd K. Keiner and Deidra Marie Keiner, Trustees of The Keiner Revocable Trust dated February 15, 2020**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Lawrence and Constance Taylor 2019 Joint Revocable Trust**, HEREINAFTER CALLED THE GRANTEE, 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 "B" of 802 Montrose Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in Declaration of Covenants, Conditions and Restrictions for 802 Montrose Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20141028-0099316, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Susan Bolwell-Malenfant and Timothy Malenfant, wife and husband by Warranty deed from Abby Siegel, unmarried of record in Instrument No. 20180904-0087398 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

Being the same property conveyed to Todd K. Keiner and Deidre Marie Keiner, as Trustees of the Keiner Revocable Trust dated February 15, 2020 by Warranty deed from Timothy Malenfant and Susan Bolwell Malenfant, husband and wife of record in Instrument No. 20221115-0121731 Register's Office for Davidson County, Tennessee, dated November 11, 2022 and recorded on November 15, 2022.

This is property more commonly known as 802B Montrose Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 13th day of November, 2023.

The Keiner Revocable Trust dated February 15, 2020

By: _____
Todd K. Keiner, Trustee

By: _____
Deidra Marie Keiner, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2023, before me personally appeared Todd K. Keiner and Deidra Marie Keiner, Trustees of The Keiner Revocable Trust dated February 15, 2020, 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 13th day of November, 2023.

_____
Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 November 13, 2023 (date of document).

Affiant Signature

November 13, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of November, 2023

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 7-7-25