# Warranty Deed

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|---|---|
| Karen Johnson Davidson County<br>Batch# 1074502 DEEDWARR<br>11/22/2023 10:44:25 AM 2 pgs<br>Fees: $13.00 Taxes: $381.10<br>20231122-0090978 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $103,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 16th day of November, 2023.<br><br>Notary Public<br><br>My commission expires: 07/09/24 |

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-HNP-23-415

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Home Network Partners, LLC | New Owner(s) | 142050A08300CO |
| 2030 800 19th Ave S. | | |
| Nashville, TN 37203 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD KEAHEY, SOLE HEIR-AT-LAW OF THE ESTATE OF DANYELLE KAY LINDISCH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOME NETWORK PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 N-1, together with the carport designated No. N-1-C on the Plan of Section 2 River Plantation Condominium Apartments of record in Plat Book 4460, Page 136 and 137, 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 Danyelle Kay Lindisch by Warranty deed from Ray McCall and wife, Kathy McCall of record in Instrument No. 20120816-0073678 Register's Office for Davidson County, Tennessee, dated August 16, 2012 and recorded on August 16, 2012.

NOTE: Danyelle Kay Keahey died June 25, 2023.

Affidavit of Heirship recorded in Instrument No. 20231106-0086643, in the Register's Office for Davidson County, Tennessee, dated October 18, 2023, and recorded on November 6, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 415 Plantation Court, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2023.

**Estate of Danyelle Kay Lindisch**

**By:** _____
**Todd Keahey, Sole Heir-at-Law**

STATE OF Texas
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd Keahey, Sole Heir-at-Law of the Estate of Danyelle Kay Lindisch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2023.

_____
Notary Public

My Commission Expires: 02/15/2026

Sanitra Adair
Notary Public, State of Texas
Notary without Bond
Comm. Expires 02/15/2026
Notary ID 133571945