# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1076004 **DEEDWARR**
11/28/2023 02:35:39 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20231128-0091902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-4-22
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1184-23

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Charles Anderson and Christina Rivera | Charles Anderson and Christina Rivera | 082-16-0-379.00 |
| (NAME) 811 Shelby Avenue | (NAME) 811 Shelby Avenue | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Nashville, TN 37206 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty Thousand And No/100 Dollars ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEYFLIP, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES ANDERSON AND CHRISTINA RIVERA, A MARRIED COUPLE, 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 Lot No. 139, Williams 1st Addition to Edgefield, now East Nashville, as shown on plat of record in Plat Book 21, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel Martin, a single man by Warranty Deed from 4JSAP, Inc., a Nevada Corporation, a Tennessee Corporation of record in Instrument No. 20121214-0115293 Register's Office for Davidson County, Tennessee, dated December 12, 2012 and recorded on December 14, 2012.

Being the same property conveyed to Keyflip, LLC, by Warranty Deed from Daniel Martin, a single man, dated November 28, 2023, recorded November 28, 2023, of record in Instrument No. 20231128-0091901, Register's Office for Davidson County, Tennessee.

This is:
unimproved ☐
improved ☒ property, known as 811 Shelby Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of November, 2023.

Keyflip, LLC

BY: _____
Dontre Doxley, Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Dontre Doxley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of Keyflip, LLC, the within named bargainor, a limited liability company, and that such member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Dontre Doxley.

Witness my hand, at office, this 28th day of November, 2023.

_____
Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY