THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6728-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,025,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF DECEMBER, 2023. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Keiner and Sheila Keiner	NEW OWNER	
606 Linden Square		117-01-0D-177.00-CO
Nashville, TN 37215		
(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, **The Hough Community Property Trust, u/a/d April 21, 2023, The Stephen R. Hough Revocable Trust u/a/d December 10, 2014, Amended and Restated April 21, 2023, and The Jackie F. Hough Revocable Trust u/a/d December 10, 2014**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Keiner and Sheila Keiner, husband and wife**

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 No. 610 as shown on the Condominium Site Plan Showing Lot No. 2, Linden Square, as of record in Plat Book 5210, Page 187, Register's Office for Davidson County, Tennessee, being established pursuant to the provisions of the Tennessee Horizontal Property Act by Master Deed of record in Book 5386, Page 225, as amended in Instrument No. 20220713-0080631, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen R. Hough and wife, Jackie F. Hough by Warranty Deed from Kristi Clark, Executrix of the Estate of Robert A. Flesher and Sue R. Flesher of record in Instrument No. 20120109-0002084, Register's Office for Davidson County, Tennessee, dated January 5, 2012 and recorded on January 9, 2012.

Being the same property conveyed to Stephen R. Hough and Jackie F. Hough, as Co-Trustees of The Hough Community Property Trust, by Quitclaim Deed from Stephen R. Hough and Jackie F. Hough of record in Instrument No. 20230517-0037022, Register's Office for Davidson County, Tennessee, dated April 21, 2023 and recorded on May 17, 2023.

Stephen R. Hough died on October 17, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **606 Linden Square, Nashville, TN 37215**

Karen Johnson Davidson County
Batch# 1078777 DEEDWARR
12/05/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20231205-0094011

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 the 1 day of December, 2023.

The Hough Community Property Trust u/a/d April 21, 2023

By: Jackie F Hough Trustee
Jackie F. Hough, Trustee

The Stephen R. Hough Revocable Trust u/a/d December 10, 2014, Amended and Restated April 21, 2023

By: Jackie F Hough Successor Trustee
Jackie F. Hough, Successor Trustee

The Jackie F. Hough Revocable Trust u/a/d December 10, 2014

By: Jackie F Hough Trustee
Jackie F. Hough, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jackie F. Hough** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Hough Community Property Trust, u/a/d April 21, 2023**, **Successor Trustee** of the the **The Stephen R. Hough Revocable Trust u/a/d December 10, 2014, Amended and Restated April 21, 2023**, and **Trustee** of the **The Jackie F. Hough Revocable Trust u/a/d December 10, 2014**, the within named bargainor, and Trust, and that she as such **Trustee** being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jackie F. Hough** as such **Trustee**/Successor Trustee/Trustee, respectively.

Witness my hand and official seal this the 1 day of December, 2023.

NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on December 1, 2023.

Signature

Date: 12/1/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me this the 1 day of Dec., 2023.

Notary Public

My commission Expires: 5-9-26



Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067