WARRANTY DEED

Karen Johnson Davidson County
Batch# 1082652 DEEDWARR
12/15/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,919.30
20231215-0097014

JM-P-23-1225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $789,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah DeMeo	**NEW OWNER**	
(NAME)	(NAME)	**072 06 4N 001.00**
1225 Keller Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT KELLER VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH DEMEO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Scott Avenue Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scott Avenue Residences, a Horizontal Property Regime, of record in Instrument Number 20210415-0050161 and Scrivener's Affidavit in Instrument No. 20210416-0051292, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage Interest in the common elements as set forth in said Declaration.

Being Part of the same property conveyed to Scott Keller Ventures, LLC, by Warranty Deed from Aja Real Estate Investments LLC, of record in Instrument No. 20210414-0049861, in the Register's Office of Davidson County, Tennessee, dated March 26, 2021 and recorded on April 14, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2024 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kellers Subdivision of the Maxey Home Place, as recorded in Plat Book 421, Page(s) 86.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210415-0050161, and Scrivener's Affidavit in Instrument No. 20210416-0051292.
- Easement for Sanitary Sewers and/or Storm Drainage Plot Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20210312-0032994.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1225 Keller Ave, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th DAY OF DECEMBER, 2023.

Scott Keller Ventures, LLC

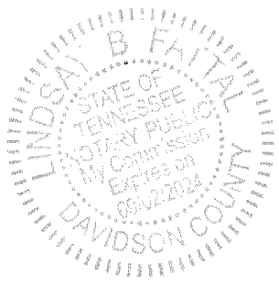
BY: _____
Kristopher Esqueda
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTOPHER ESQUEDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of SCOTT KELLER VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/14/23 (date of document).

Regina Sullo
Affiant Signature

December 15, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 15th day of December, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

