Karen Johnson Davidson County
Batch# 1085447 DEEDWARR
12/22/2023 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20231222-0098994

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37928-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 20th day of December, 2023. Notary Public My Commission Expires: 03/07/2026

APRIL D. VIDEMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joseph Alvo 7921 Meadow View Drive Nashville, TN 37221	Joseph Alvo 7921 Meadow View Drive Nashville, TN 37221	Map and Parcel No.: 15610001800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Allen Keim and Caroline Keim, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Alvo, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7921 Meadow View Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 20th day of December, 2023.

Robert Allen Keim

Robert Allen Keim

Caroline Keim

Caroline Keim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Allen Keim and Caroline Keim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 1, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the the Plan of Section 1 Harpeth River Estates, as of record in Plat Book 4460, page 188, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with that portion of Meadow View Drive closed by Ordinance No. 098-1039. Davidson County Clerk's Office.

Being the same property coveyed to Robert Allen Keim and Caroline Keim, husband and wife, by deed dated October 16,, 2019 from David M. Pilcher and wife, Martha S. Pilcher, of record in Instrument No. 20191018-0107090, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantors and prorated by the parties.
2. Restrictive Covenants contained in an instrument of record in Book 4745, page 492, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4460, page 188, Register's Office for Davidson County, Tennessee.
4. Easements retained by The Metropolitan Government of Nashville and Davidson County, Tennessee pursuant to Ordinance No. 098-1039.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/20/23.

D. Shayne Adair

12/20/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 20 day of Dec., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026