Karen Johnson Davidson County
Batch# 1101464 DEEDWARR
02/15/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20240215-0010620

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

06-NSH24-07215

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel O'Neil Banks and Kimberly Banks 3954 Keeley Drive Nashville, TN 37211	NEW OWNER	14814033900

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip James Farmer, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daniel O'Neil Banks and Kimberly K. Banks, Co-Trustees of the Banks Family Trust dated February 26, 2007**, hereinafter called the Grantees, their successors 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. 1 on the Plan of Subdivision of Lot 38, Section 1, Blanchard Heights of record in Plat at Instrument No. 20230106-0001359, 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 John D. Albright and wife, Mary Denise Albright by Warranty deed from Jack Ingram Pratt and wife, Martha Gladys Pratt of record in Book 7044, page 505, Register's Office for Davidson County, Tennessee, dated November 14, 1986 and recorded on November 19, 1986.

Being the same property conveyed to Philip James Farmer, married by Warranty Deed from John D. Albright and wife, Mary Denise Albright of record in Instrument No. 20220331-0037220 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on March 31, 2022.

This property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3954 Keeley Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of February, 2024

Philip James Farmer

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Philip James Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 15th day of February, 2024.

Notary Public

My Commission Expires: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 2/15/2024 *(date of document)*.

Custodian's Signature

2/15/2024
date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 15th day of FEBRUARY, 2024

Notary Public

MY COMMISSION EXPIRES: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024