Karen Johnson Davidson County
Batch# 1107408 DEEDWARR
03/05/2024 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240305-0015127

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22153-AP

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Trish Townsend
Affiant

Subscribed and sworn to before me, this the 26th day of February, 2024.

B Hunt
Notary Public
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anca Pop Charles Virgil Pop Maria Pop 1030 Scovel St. Nashville, TN 37208	New Owner	081-16-0-301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Clifton D. Keck and Kathleen L. Keck, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anca Pop Charles, married, and Virgil Pop and Maria Pop, husband and wife, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/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 the easterly 45 feet of Lot No. 41 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock of record in Book 21, Page 23, 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 all of the property conveyed to Clifton D. Keck and Kathleen L. Keck, by deed from U.S. Bank National Association, as Trustee, on behalf of the holders of the Home Equity Asset Trust 2007-2 Home Equity Pass-Through Certificates, Series 2007-2, of record in Instrument No. 20110420-0030308, Register's Office for Davidson County, Tennessee, dated March 8, 2011 and recorded on April 20, 2011.

This is improved property located at: **1030 Scovel Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2024.

GRANTOR:

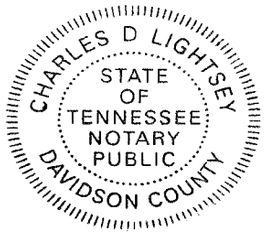
Clifton D. Keck

Kathleen L. Keck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clifton D. Keck and Kathleen L. Keck, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of February, 2024.



Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, **Brenda Huntsman**, 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 2/26/24.

Date

Brenda Huntsman

Affiant Signature

3/4/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of March, 2024.

Edie Sutherland

Notary's Signature

My Commission Expires: 8/19/25

Date

Notary's Seal (if on paper)

EDIE SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY