File Number 24170117

Please return after recording to:
BCHH
181 Montour Run Road, Coraopolis, PA 15108

Tax ID: 075 13 0 084.00

Mail tax statement to New Property Owner:
Maria E. Keeling
3845 Bonnacreek Drive, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1108970 DEEDWARR
03/08/2024 11:20:30 AM 6 pgs
Fees: $33.00 Taxes: $555.00
20240308-0016275

THIS INSTRUMENT PREPARED BY: Carolyn Dale Attorney at Law*	WHEN RECORDED RETURN TO: BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108	Send Tax Bills To New Property Owner at: Maria E. Keeling 3845 Bonnacreek Drive, Hermitage, TN 37076	Map & Parcel No. 075 13 0 084.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $150,000.00 cash in hand paid by Maria E. Keeling, unmarried, whose address is 3845 Bonnacreek Drive, Hermitage, TN 37076 ("Grantee(s)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Maria E. Keeling, formerly known as Maria E. Molina Paez, and Beau T. Keeling, formerly married to each other and not remarried, whose address is 3845 Bonnacreek Drive, Hermitage, TN 37076 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee(s), Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 330 ON THE PLAN OF HERMITAGE HILLS, SECTION THREE, OF RECORD IN BOOK 2900, PAGE 97, SAID REGISTER'S OFFICE.

SAID LOT NO. 330 FRONTS 80.0 FEET ON THE SOUTHEASTERLY MARGIN OF BONNACREEK DRIVE AND EXTENDS BACK 173.6 FEET ON THE NORTHEASTERLY LINE AND 182.4 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 120.0 FEET THEREON.

SUBJECT TO: PROPERTY TAXES HAVE BEEN PRORATED AND THE GRANTEE HAS ASSUMED PAYMENT THEREOF WHEN SAME BECOME DUE AND PAYABLE, 2010 TAX A LIEN BUT NOT YET DUE AND PAYABLE,

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of BCHH Inc. ("Client") using information provided by Client. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. BLF is not responsible for any alterations to the document after it is delivered to Client.

RESTRICTIVE COVENANTS OF RECORD IN BOOK 3097, PAGE 413, SAID REGISTER'S OFFICE. SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF HERMITAGE HILLS, SECTION 3, OF RECORD IN PLAT BOOK 2900, PAGE 97, SAID REGISTER'S OFFICE.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 10/01/2010 at Instrument Number 20101001-0078637 in the Register's Office of Davidson County, Tennessee.

Commonly known as 3845 Bonnacreek Drive, Hermitage, TN 37076. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee(s), Grantee's personal representatives, successors, and assigns (if applicable) in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions of record, Grantor does hereby covenant with Grantee that title to aforesaid real estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 26 day of February, 2024.

[Signature Page Follows]

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of BCHH Inc. ("Client") using information provided by Client. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. BLF is not responsible for any alterations to the document after it is delivered to Client.

GRANTOR(S):

Maria E. Keeling, formerly known as Maria E. Molina Paez

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Maria E. Keeling, formerly known as Maria E. Molina Paez and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 26 day of February, 2024.

Notary Public

My Commission Expires:

4-3-2027

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTOR(S):

Beau T. Keeling

ACKNOWLEDGMENT

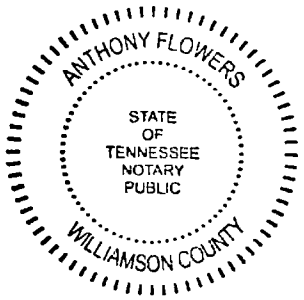
STATE OF Tennessee)
)
COUNTY OF Maury)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Beau T. Keeling and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 28 day of February, 2024.

Notary Public

My Commission Expires: 4-3-2027



OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Grantee:

Maria E. Keeling

SUBSCRIBED AND SWORN TO before me this 26 day of February, 2024.

Notary Public
My Commission Expires: 4-3-2027

(For Recording Data Only)

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Sadie J Scivilli, 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 2-26-2024 (date of document).

Affiant Signature

3-7-2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 7th day of March, 2024.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170