WARRANTY DEED

Karen Johnson Davidson County
Batch# 1109394 DEEDWARR
03/11/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240311-0016490

File #24-TC-1201-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrea M. Ley	New Owner	
(NAME)	(NAME)	**061 04 0 058.00**
1201 Haysboro Avenue		
(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, **RICHARD H. KETELLE, PERSONAL REPRESENTATIVE OF ESTATE OF ERIN MARIE KETELLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA M. LEY** 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:

Land in Davidson County, Tennessee, being the Westerly 110 feet of Lot No. 14 on the Plan of M.C. MCGAUGHEY'S FIRST HAYSBORO SUBDIVISION, as of record in Plat Book 843, Page 23, in the Register's Office of said County. Said part of Lot No. 14 front 10 feet on the Northerly side of Haysboro Road and runs back 126.3 feet on the Westerly line, with the Easterly margin of Marina Avenue and 138 feet, more or less, on the Easterly line, to the Southerly line of Lot No. 13, measuring 110 feet thereon.

Being the same property conveyed to Steven M. Younes and Erin M. Ketelle, husband and wife, by Warranty Deed from Kendell R. Mitchell and Marietta A. Mitchell, husband and wife, of record in Instrument No. 20150812-0080640, in the Register's Office of Davidson County, Tennessee, dated August 06, 2015 and recorded on August 12, 2015. See Divorce filed in Case No. 21D-1786, Davidson County Circuit Court.

Being the same property conveyed to Erin M. Ketelle, by Quit Claim Deed from Steven M. Younes and Erin M. Ketelle, husband and wife, of record in Instrument No. 20220615-0068644, in the Register's Office of Davidson County, Tennessee, dated May 19, 2022 and recorded on June 15, 2022. The said Erin M. Ketelle aka Erin Marie Ketelle died intestate on June 23, 2023. The judicial order authorizing Richard H. Ketelle to sell this real property as part of the probatable estate can be found at Docket No.23P-1378 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of M.C. Mc Gaugheys 1st Haysboro Sub., as recorded in Plat Book 843, Page(s) 23.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1201 Haysboro Avenue, Nashville, TN 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 6th day of March, 2024.

Estate of Erin Marie Ketelle

By: _____

Richard H. Ketelle, Personal Representative

STATE OF TENNESSEE
COUNTY OF Anderson

Personally appeared before me, the undersigned notary public, Richard H. Ketelle with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Personal Representative of the Estate of Erin Marie Ketelle, and who further acknowledged that he is authorized by said Estate to execute the within instrument as Personal Representative.

Witness my hand, at office, this 6th day of March, 2024.

_____

Notary Signature
My commission expires: 7/7/2027

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, 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 3/6/2024.

Affiant Signature – Joshua A. Terry

3/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/8/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27