Karen Johnson Davidson County
Batch # 1111935 DEEDWARR
03/18/2024 10:00:41 AM 2 pgs
Fees: $13.00 Taxes: $2,207.98
20240318-0018391

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22318-RR

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RRR-24-301

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $596,750.00.

Donna Kilkelly
Affiant

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Subscribed and sworn to before me, this the 15th day of March, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donna Kilkelly 301 Riverstone Boulevard Nashville, TN 37214	ServisFirst Bank, an Alabama banking Corp 2500 Woodcrest Place Birmingham, AL 35209	085-14-0A-301-00

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, **Richard James Keaton and Julie Anne Keaton, Trustees of The Keaton Living Trust dated February 25, 1997** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donna Kilkelly,** unmarried 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 Unit No. 18 on the Plan of Riverstone Condominiums, Phase Two of record in Plat Book , Page , 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 Richard James Keaton and Julie Anne Keaton, Trustees of The Keaton Living Trust dated February 25, 1997 by Warranty Deed from Lori B. Tomey, an unmarried woman of record in Instrument No. 20170720-0073267 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on July 20, 2017.

This is improved property located at: **301 Riverstone Boulevard, Nashville, TN 37214**

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 13th day of March, 2024.

GRANTOR:

The Keaton Living Trust dated February 25, 1997

By: _____
Julie Anne Keaton, Trustee

By: _____
Richard James Keaton, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julie Anne Keaton, Trustee and Richard James Keaton, Trustee 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 he/she/they is the Trustee of The Keaton Living Trust dated February 25, 1997, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26