Karen Johnson Davidson County
Batch# 1124730 DEEDWARR
04/18/2024 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $5,816.40
20240418-0027932

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,572,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

Notary Public

My commission expires: 11-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexander Sevilla **Yesenia B. Sevilla**	NEW OWNER	**Map 131-10-0 Parcel 067.00**
4608 General Lowrey Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shawn Keen, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Sevilla and Yesenia B. Sevilla, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot 71, Plan of Section Two, First Addition, Seven Hills, of record in Plat Book 2663, Page 51, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete operation of the property.

Being the same property conveyed to Shawn Keen, an unmarried woman, by Warranty Deed from Jarrod M. Deschaine, an unmarried man, dated September 19, 2022, of record in in Instrument No. 20220920-0104491, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jarrod M. Deschaine, unmarried, by Warranty Deed from Thomas R. Cole and wife, Cynthia A. Cole, dated May 28, 2014, of record in Instrument No. 20140602-0047416, said Register's Office.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 2663, Page 51, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Restrictive Covenants contained in instrument of record in Book 2798, Page 361, Register's Office for Davidson County, Tennessee. Said restrictions are not applicable to portions thereof that have already expired; 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4608 General Lowrey Drive, Nashville, TN 37215**

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 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. 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 17th day of **April, 2024.**

Shawn Keen

Shawn Keen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shawn Keen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **April, 2024.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/16/24

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/18/2024 (date of document).

Affiant Signature

4/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 _____ (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this day of _____, ____.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025