THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240347307** Karen Johnson Davidson County Batch # 1129496 DEEDWARR 05/01/2024 10:37:39 AM 2 pgs Fees: $13.00 Taxes: $1,417.10 20240501-0031735	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $383,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2024. Notary Public My Commission Expires: JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

WARRANTY DEED

Address New Owner: Jesse D. Keller and Alta R. Keller 601 Whispering Hills Dr. Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147 11 0 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol Ann Baily, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse D. Keller and Alta R. Keller, husband and wife**, ("Grantees"), thier heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 55 on the Plan of PARKVIEW ESTATES, SECTION ONE, of record in Plat Book 3300, Page 87, as amended in Book 4909, Page 667 and Book 7705, Page 480, Register's Office for said county, to which reference is here made for a more complete description.

Being the same property conveyed to Carol Ann Baily, a unmarried person, by Quit Claim Deed from Carol Ann Baily, individually and Carol Ann Baily as successor trustee of the Alice Jarvis Baily Revocable Living Trust Agreement dated 01/27/1997, of record in Instrument No. 20051212-0148775, in the Register's Office of Davidson County, Tennessee, dated November 19, 2005 and recorded on December 12, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent t years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Parkview Estates, as recorded in Plat Book 3300, Page(s) 87 as amended in Book 4909, Page 667 and Book 7705, Page 480.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3465, Page 623.

This is improved property located at 607 Whispering Hills Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of April, 2024.

Carol Ann Baily

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol Ann Baily, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024