WARRANTY DEED

Karen Johnson Davidson County
Batch# 1131802 DEEDWARR
05/07/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20240507-0033450

BS-EXP-23-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: Nov 25 2028
(AFFIX SEAL)

HUSAM SUSAN
My Commission Expires
NOTARY PUBLIC
Nov. 25, 2028
MECKLENBURG COUNTY, NC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jesse Keogh and Noel Keogh	**New Owner**	
(NAME)	(NAME)	
112 Odette St	**203 Noonan Ct.**	**034-13-0-175.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Nashville, TN 37206**	
(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, **ELIJAH BROOKS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE KEOGH AND NOEL KEOGH, HUSBAND AND WIFE,** 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 Lot No. 7, of Block D on the Plan of East Lawn of record in Plat Book 547, Page (s)153 and 154, 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 Elijah Brooks, single by Warranty deed from Richard Moore of record in Instrument No. 20220531-0062728 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 31, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s)153 and 154, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3805, Page 772 amended in Book 3928, page 954, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Odette St, Madison, Tennessee 37115**.

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 3rd DAY OF MAY, 2024.

Elijah Brooks

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIJAH BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2024.

Notary Public
My Commission Expires: Nov. 25. 2028
(SEAL)

HUSAM SUSAN
My Commission Expires
NOTARY PUBLIC
Nov. 25. 2028
MECKLENBURG COUNTY, NC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Spencer Gross, 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 **May 3rd, 2024**.

Date

Affiant Signature

May 3rd, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025