Karen Johnson Davidson County
Batch# 1138727 DEEDWARR
05/23/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240523-0038622

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2024.

_____
Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nathan Klages and Sara Elizabeth Geoghegan	NEW OWNER	133-07-0-135.00
(NAME)	(NAME)	
3330 Goodland Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Megan Kiepert, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nathan Klages and Sara Elizabeth Geoghegan, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of GLENCOE ACRES, SECTION I, of record in Plat Book 1835, Pages 137-138, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to TBKID, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 02/24/2022 from Sam M. Meek, single, of record in Instrument No. 20220301-0023091, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Megan Kiepert, a single woman, by Warranty Deed dated 05/17/2022 from TBKID, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220523-0059473, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plat of record in Plat Book 1835, Pages 137-138, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 2088, Page 534, as amended in Book 2105, Page 633, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3330 Goodland Road, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective the 23 day of May, 2024.

Megan Kiepert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid,Megan Kiepert, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 2024.

Notary Public

Printed Name: the undersigned

My Commission Expires: 1-21-26

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 23 day of May, 2024.

K. Thomas Sidwell
Date: 05/23/2024

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 23 day of May, 2024.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

