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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240447615**<br><br>SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $780,000.00.<br><br>Lyda M. Turley<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of May, 2024.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

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| Address New Owner:<br>Lyda M. Turley and Gretchen Gassner Turley<br>3707 Murphy Road<br>Nashville TN 37209 | Send Tax Bills To:<br>~~New Owner~~<br>Cardinal Financial Company<br>3701 Arco Corporate Dr. #200<br>Charlotte, NC 28273 | Tax Information:<br>Tax Parcel ID No.<br>104-05-0-144.00 |

**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, **Katherine Keckley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lyda M. Turley, unmarried, and Gretchen Gassner Turley, unmarried, as Tenants in Common with the Right of Survivorship** ("Grantees"), their successors, 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(s) 4 , as shown on the map entitled Map of Richland Realty Co's Subdivision of Lots No. 328-329 & 356 in West Lawn Subdivision, of record in Plat Book 421, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATHERINE S. NEIGBORS, by deed from HUNTER REED and KATHRYN REED, HUSBAND AND WIFE, of record in Instrument No. 20161130-0125799 , dated November 28, 2016 , said Register's Office.

Katherine S. Neighbors a/k/a Katherine S. Neigbors having since married and is now known as Katherine Keckley.

Jason Keckley joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-05-0-144.00.

Davidson County taxes for 2023, Map-Par. 104-05-0-144.00, $3,406.93, PAID. If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 421, page 79, said Register's Office.

This is improved property located at 3707 Murphy Road Nashville TN 37209

**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.

Karen Johnson Davidson County
Batch # 1142441 **DEEDWARR**
06/03/2024 03:01:27 PM 2 pgs
Fees: $13.00 Taxes: $2,886.00

20240603-0041292

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YP-24-3707

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 May, 2024.

Katherine Keckley

Jason Keckley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Keckley and Jason Keckley, 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 May, 2024.

Notary Public

My Commission Expires: 