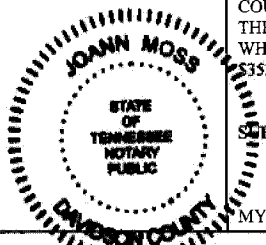
Karen Johnson Davidson County
Batch# 1145663 DEEDWARR
06/11/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20240611-0043622

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $352,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/07/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/8/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-11386-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Lukas A. Dunavant and Annely M. Rivero Dunavant	**Highlands Residential Mortgage, LTD**	136-14-0-032.00
616 Lake Terrace Drive	950 West Bethany Drive, Suite 800	
Nashville, TN 37217	Allen, TX 75013	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michael A. Keith, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lukas A. Dunavant and Annely M. Rivero Dunavant, 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:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section 1, Castlegate of record in Plat Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Lake Terrace Drive, said point being on the common line of Lot 42 and 43, thence along said line in an Easterly direction 212.24 feet to a point; thence along the rear line of Lot 42 North 25 degrees, 12 minutes 15 seconds East 46.45 feet to a concrete monument, thence continuing on said rear line North 24 degrees, 20 minutes 54 seconds West 52.05 feet to a point; thence in a Westerly direction 12.86 feet to the Easterly margin of Lake Terrace Drive; thence along said drive in a Southerly direction 68.30 feet to a concrete monument; thence continuing on said margin 21.78 feet to the point of beginning.

Being the same property conveyed to Michael L. Bynum, (married) by Warranty Deed from Scott Roark and wife, Nancy Roark of record in Instrument No. 20160801-0078724 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 1, 2016.

Michael L. Bynum, having died intestate on March 2, 2024, his interest in said property vesting in his sole heir at law: Michael Keith, as shown in Affidavit of Heirship of record in Instrument No.
-202406110043621_____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 616 Lake Terrace Drive Nashville, TN 37217

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 in 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 hand on June 7, 2024.

Michael A. Keith

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael A. Keith, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 7, 2024.

Notary Public

My Commission Expires: 9/8/25

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2024-11386-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 7, 2024.

J. Carlton Drumwright

June 7, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 7, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY