Karen Johnson Davidson County
Batch# 1153008 DEEDWARR
07/01/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.13
20240701-0049337

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547840

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $594,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2024.

Notary Public
My Commission Expires: May 3, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristan Thomas 2300B Burns Street Nashville TN 37216	New Owner	Tax Parcel ID No. 072 11 3P 002.00

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, **Stephen James Keffler and Erin Parrish Keffler, Trustees of The Erin and Stephen Keffler Living Trust dated June 27, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristan Thomas, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2300 BURNS STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2300 BURNS STREET, a Horizontal Property Regime, of record in Instrument Number 20170613-0059130, and also recorded in Instrument No. 20170616-0060558, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Stephen James Keffler and Erin Parrish Keffler, Trustees of the Erin and Stephen Keffler Living Trust dated June 27, 2023, by Special Warranty Deed from Stephen Keffler and Erin Keffler, husband and wife, of record in Instrument No. 20230828-0066881, in the Register's Office of Davidson County, Tennessee, dated August 18, 2023 and recorded on August 28, 2023.

Being the same property conveyed to Stephen Keffler and Erin Keffler, husband and wife, by Warranty Deed from A & A Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180917-0091900, in the Register's Office of Davidson County, Tennessee, dated September 13, 2018 and recorded on September 17, 2018.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.J. MYERS SUBDIVISION, MAP SHOWING SUBDIVISION OF LOTS 5, 8, 9 AND PART OF NO. 12 IN MAXEY'S ADD TO BROWNSVILLE, as recorded in Plat Book 332, Page 66.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170613-0059130 and also recorded in Instrument No. 20170616-0060558.

This is improved property located at 2300B Burns Street Nashville TN 37216

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 28th day of June, 2024.

The Erin and Stephen Keffler Living Trust dated June 27, 2023

By: Stephen James Keffler, Trustee

By: Erin Parrish Keffler, Trustee

STATE OF Florida)
COUNTY OF Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen James Keffler and Erin Parrish Keffler, 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 and who further acknowledged that they are the Trustees of The Erin and Stephen Keffler Living Trust dated June 27, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of June, 2024.

Notary Public
My Commission Expires: 3/28/2027

ELENA V BOCHKAREVA
Notary Public-State of Florida
Commission # HH 380182
My Commission Expires
March 28, 2027

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 27, 2024**.

Affiant Signature

July 1, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

1st day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires