Warranty Deed

Karen Johnson Davidson County
Batch# 1156416 DEEDWARR
07/10/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240710-0051787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of July, 2024.

Notary Public

My commission expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeremy Kent and Bonnie St. Martin	**New Owner**	043-05-0-114.00
416 Anderson Lane	139 Cumberland Shores Dr.	
Nashville, TN 37115	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY H. KEATS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY KENT AND BONNIE ST. MARTIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lots Nos. 3 and 4 of Block "A" on the Map of Cedarcrest Estates of record in Plat Book 974, Page 15, in the Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 95.74 feet on the Southerly side of Anderson Lane and runs back 181.3 feet on the Easterly line of Lot 4 and 177.9 feet on the Westerly line of Lot 3, to a dead line in the rear, which is the North line of Lot 5 of said Block.

Included in the above described property, but expressly excluded therefrom is 0.029 acre right of way which is particularly described in Book 2545, page 33, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Anthony H. Keats, unmarried by Warranty Deed from Home Touch Investors, LLC. of record in Instrument No. 20151106-0113084 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 06, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 416 Anderson Lane, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2024.

Anthony H. Keats

STATE OF Florida
COUNTY OF Pinellas

ANGELA D. MAYS
Notary Public - State of Florida
Commission # HH 506361
My Comm. Expires May 31, 2028
Bonded through National Notary Assn.

Angela D. Mays

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

Witness my hand and seal this 9th day of July, 2024.

Angela D. Mays
Notary Public

My Commission Expires: 5/31/2028

Jennifer Justus, spouse of Anthony H. Keats, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jennifer Justus

STATE OF FL
COUNTY OF Pinellas

ANGELA D. MAYS
Notary Public - State of Florida
Commission # HH 506361
My Comm. Expires May 31, 2028
Bonded through National Notary Assn.

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

Witness my hand and seal this 9th day of July, 2024.

Angela D. Mays
Notary Public

My Commission Expires: 5/31/2028

Certificate of Authenticity

I, Ryan Lux, 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 **July 9, 2024**.

Date

Affiant Signature

July 9, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY