Karen Johnson
Batch # 1157343
07/12/2024 09:52:26 AM
Fees: $13.00 Taxes: $2,405.00
Davidson County
DEEDWARR
2 pgs
20240712-0052437

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7426-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Roland Keller and Loren Keller Living Trust, dated May 4, 2017	Roland Keller and Loren Keller Living Trust, dated May 4, 2017	091-15-0E-008.00-CO
(NAME)	(NAME)	
608 Centerpoint Lane	608 Centerpoint Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LESLEE HUGHES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROLAND KELLER AND LOREN KELLER LIVING TRUST, DATED MAY 4, 2017**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Unit 8 on the Plan of Richland Station as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslee Hughes, unmarried by Warranty Deed from Sarah T. Henry F/K/A Sarah T. Seger, an unmarried woman of record in Instrument No. 20210416-0050986 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 16, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 608 Centerpoint Lane, Nashville, TN 37209
(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 successors 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 successors 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 our hands this 10th day of July, 2024.

Leslee Hughes by R.L. Moore, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named R.L. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Leslee Hughes as his Attorney in Fact, as the free act and deed of the within named Leslee Hughes.

Witness my hand and official seal this the 10th day of July, 2024

My Commission Expires:
10/4/27

Notary Public

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON