Karen Johnson Davidson County
Batch# 1158980 DEEDWARR
07/17/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $955.34
20240717-0053642

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF **Davidson**

Actual consideration or value, whichever is greater is $258,200.00.

Affiant

Subscribed and sworn before me this the 16th day of July, 2024.

Notary Public
My commission expires:

MICHAEL FERREICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-4-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Keoni Enlow	**Old National Bank**	108-03-0 166.00
1015 Patio Dr.	**PO Box 918,**	
Nashville, TN 37214	**Evansville, IN, 47706**	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPHINE CHAN, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEONI ENLOW, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 150B on the Zone Lot Division of Patio Villa, Section 6, as shown by plat of record in Plat Book 6250, Page 489, as amended in Book 6250, Page 570-571, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Josephine Chan, by deed dated 02/28/2018, from Joshua R. Buchanan, of record in Instrument No. 20180301-0019591, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1015 Patio Dr., Nashville, TN 37214.

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 heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 16th day of July, 2024.

Josephine Chan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Josephine Chan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2024.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 16, 2024**.

Affiant Signature

07/16/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 16, 2024**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

