This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1159546 DEEDWARR
07/18/2024 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20240718-0054178

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $352,000.00

Anna Davis Keisling
Affiant Signature

Subscribed and sworn to before me on this the 17 Day of July, 2024

Notary Public

My Commission expires 2/1/2027

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:

Anna Davis Keisling
7518 Lords Chapel Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

MAP AND PARCEL NUMBER: Tax ID #: 173090A17000CO

WARRANTY DEED
24NT00610

Effective the 15 Day of July, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jacqueline Fortner, unmarried

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Anna Davis Keisling, an unmarried woman

Hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Section Three, Lenox Village of record in Plat at Instrument No. 20030808-0113189, 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 Jacqueline Fortner, unmarried from Allison M. Burg, a single woman, by Warranty Deed dated 09/24/2019 and recorded 10/21/2019 in Instrument No. 20191021-0107265, Register's Office of said County.

This is an improved property commonly known as: 7518 Lords Chapel Dr, Nashville, TN

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, his heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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 _____ day of 7/15/24, _____

Jacqueline Fortner 07/15/2024 03:33 PM CDT

Jacqueline Fortner

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacqueline Fortner,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward Hunsberger Sr 07/15/2024 03:44 PM CDT

Notary Public

My commission expires: 1/25/26

NOTARY PUBLIC DIGITALLY SIGNED

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

I, Stephanie A Glenn, 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 7-15-24 (date of document).

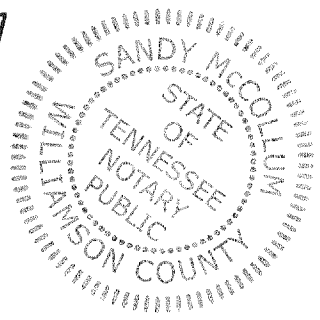
Affiant Signature

7-17-24
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this 17 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027



Notary's Seal