PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Mail
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Ivey Title, LLC Ref: (DW) Title No.: 63675
Dav. Co. File: Box 8

Karen Johnson
Batch # 1164524
07/31/2024 10:05:02 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240731-0057938

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Caroline Pullen Travis Michael Pullen 766 West Meade Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11507007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas G. Keller and Deborah B. Keller, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Caroline Pullen and Travis Michael Pullen, wife and husband,** hereinafter called the **Grantee**, Grantee's 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. 23 on the Plan of West Meade Estates, Section Four, of record in Book 3300, page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Keller and wife Deborah B. Keller by Warranty Deed from James C. Barry and wife Naomi L. Barry, dated August 1, 2007 and recorded on August 7, ,of record in Instrument No. 20070807-0093989, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 3300, page 61, said Register's Office, shows an owner's certificate, a 125 foot minimum building setback line from West Meade Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 15 foot utility anchor easement located on the front north westerly corner of said lot.

This is improved property, known as 766 West Meade Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of June, 2024.

Thomas G. Keller

Deborah B. Keller

State of Florida

County of Nassau

On this 25th day of June, 2024, before me the undersigned authority, personally appeared Thomas G. Keller and Deborah B. Keller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

ABBEY SELVIDGE
Notary Public - State of Florida
Commission # HH 447288
My Comm. Expires Jan 20, 2028
Bonded through National Notary Assn.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 25th day of June, 2024.

Notary

My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

BK: 9514 PG: 631-632

24019529

2 PGS:AL-DEED	
993602	
07/03/2024 - 10:30 AM	
BATCH	993602
MORTGAGE TAX	0.00
TRANSFER TAX	4070.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	4083.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS