Name and Address of New Owner:
Rebecca Jan Badgett
7524 Staffordshire Drive
Nashville, TN 37221

Send Tax Bills To:
Pinnacle Bank, a Tennessee Bank
150 3rd Avenue South
Nashville, TN 37201

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 141-15-0D-060-00-CO

Karen Johnson Davidson County
Batch# 1175855 DEEDWARR
08/30/2024 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240830-0066856

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dee Jay Keller and husband, Brook F. Wennerstrum**, "the Grantor ," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Rebecca Jan Badgett, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Sheffield on the Harpeth, Phase I of record in Plat Book 6900, Page(s) 10 and 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Edward W. Keller and wife, Dee Jay Keller by Warranty Deed from Linda Jean Yocom, unmarried, of record in Instrument No. 20140603-0047820 Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on June 03, 2014.

Edward William Keller having since died on March 12, 2016, leaving wife, Dee Jay Keller as the surviving tenant by the entirety.

The same Dee Jay Keller having since married. Brook F. Wennerstrum joins in this deed to convey any marital interest he may have.

Being improved property known as 7524 Staffordshire Drive, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of August, 2024.

STEVEN P DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)
Dee Jay Keller

(SEAL)
Brook F. Wennerstrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 29th day of August, 2024.

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of August, 2024.

STEVEN P DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

File No. GNT-24-3496

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8.29.24.

Affiant Signature

8.29.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of August, 2024.

Notary Signature

My Commission Expires: 5-4-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON