WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182250 DEEDWARR
09/16/2024 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20240916-0071527

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

Matthew Justin Keen
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/16/2024.

Robert L. Scruggs
NOTARY PUBLIC

MY COMMISSION EXPIRES

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12755-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Bethany Amber Long and Matthew Justin Keen	Wesley Mortgage, LLC	044-15-0-129.00
901 Hadley Avenue	9009 Carothers Pkwy ~~Ste A 3~~	
Old Hickory, TN 37138	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jennifer D. Nelson, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bethany Amber Long, an unmarried woman, and Matthew Justin Keen, an unmarried man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 288 on the Plan of Section A, Village of Old Hickory, as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more completed description of said lot.

Being the same property conveyed to Jennifer D. Nelson, Unmarried by Warranty Deed from Chadwick Eugene Carter and Wife, Cheryl Lynn Carter of record in Instrument No. 20121018-0095625 Register's Office for Davidson County, Tennessee, dated October 12, 2012 and recorded on October 18, 2012.

Bradley Brown joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 901 Hadley Avenue Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on September 16, 2024.

Jennifer D. Nelson

Bradley Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jennifer D. Nelson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 16, 2024.

Notary Public

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/20/25

STATE OF _____
COUNTY OF _____

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Bradley Brown, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 16, 2024.

Notary Public

My Commission Expires:_____

File #: 2024-12755-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on September 16, 2024.

Jennifer D. Nelson

Bradley Brown

Bradley Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jennifer D. Nelson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 16, 2024.

Notary Public

My Commission Expires: _____

STATE OF Texas

COUNTY OF Johnson

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Bradley Brown, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 16, 2024.

Samuel Perry

Notary Public Samuel Perry

My Commission Expires: 12/21/2024

Notary Public, State of Texas

File #: 2024-12755-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

NOTARY PUBLIC STATE OF TEXAS

Samuel Perry

ID NUMBER
13283508-4
COMMISSION EXPIRES
December 21, 2024

Electronically signed and notarized online using the Proof platform.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 16th day of September, 2024
.

Robert L. Scruggs 9-16-2024
Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 16th day of September, 2024.

Melody M. Jenkins
Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025