	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00 Affiant Subscribed and sworn to before me, this the 11th day of September, 2024 Notary Public My Commission Expires: 4/28/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1182444 DEEDWARR
09/17/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240917-0071910

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Kyle Keepes	Guild Mortgage Company	072-10-0-210
2613 Neldia Court	1133 Ocean Ave	
Nashville, TN 37206	Lakewood, NJ 08701	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jennifer Lynn Kerfoot, an unmarried woman

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

Kyle Matthew Keepes, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 12, on the Map of Neldia Heights Subdivision, as of record in Book 2663, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 54 feet on the easterly side of Neldia Court and runs back 90.2 feet on the Northerly line and 121.4 feet on the Southerly line to a dead line measuring 62.5 feet thereon.

BEING the same property conveyed to Jennifer Lynn Kerfoot, unmarried, by Warranty Deed from Grace Bailey, unmarried and Jennifer Adkins, married, as joint tenants, dated 3/3/2023 and recorded 3/7/2023 in Instrument No. 20230307-0016324, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to Easement Deed to Qwest Communications of record in Instrument No. 20120228-0017172; All existing easements and all other matters as shown on plat of record in Plat Book 2663, Page 47, Register's Office for Davidson County, Tennessee.

This is improved property known as 2613 Neldia Court, Nashville, TN 37206

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 and assigns, forever; and Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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/our hand(s) this 12 day of September, 2024

Jennifer Lynn Kerfoot

STATE OF Colorado

COUNTY OF El Paso

Before me personally appeared Jennifer Lynn Kerfoot, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of September, 2024.

Notary Signature
My commission expires: 9/13/27

KATHERYN ELAINE WATKINS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20114058553
MY COMMISSION EXPIRES SEP 13, 2027

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/12/2024 (date of document).

Affiant Signature

9/17/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17 day of Sept., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

202409170071910