Karen Johnson Davidson County
Batch# 1182551 DEEDWARR
09/17/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240917-0072055

WARRANTY DEED

File No. AT-24-7267

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hancock and Tonya Hancock	NEW OWNERS	
(NAME) 432 Menees Lane	(NAME) 432 MENEES LANE	063-00-0-055.00
(ADDRESS) Nashville, TN 37115	(ADDRESS) NASHVILLE TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ronald Lee Keith, unmarried and Sherry Anne Keith Lind, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Hancock and Tonya Hancock, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the south 21.94 acres of Tract No. 1, on the John Menees Lands, as of record in Minute Book "M" page 285, of the County Court for said County, and described according to a survey thereof made by T. R. Sanford, Surveyor, dated Nov. 5, 1963, as follows:

BEGINNING at a point in the north margin of Menees Road, 50 feet west of the original line of said tract of 21.94 acres, being the southwest corner of a tract conveyed to C. A. Brown, Sr., by deed of record in Book 1971, page 39, Register's Office for said County; thence along the margin of Menees Road, North 89 deg. 30' West 250 feet to an iron pin; thence North 4 deg. 20' East 203 feet to a point; thence North 85 deg. 15' West 226 feet to a point; thence North 3 deg. 30' East 407 feet to a point; thence South 83 deg. East 232.5 feet to a point; and South 80 deg. 30' East 252.5 feet to a point; thence South 4 deg. 30' West 550 feet to the point of beginning.

Included in the above description, but expressly excluded from conveyance is that portion used to create Bellar Subdivision, being of record in Book 5210, Page 399, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Milton Lawrence Keith and wife, Mary Frances Keith by Warranty Deed from Dorothy K. Menees and husband, Thomas Menees of record in Book 3647, page 181, Register's Office for Davidson County, Tennessee, dated November 14, 1963 and recorded on November 15, 1963.

The said Mary Frances Keith having died on or about November 29, 1999, leaving Milton Lawrence Keith as surviving tenant by the entirety. The said Milton Lawrence Keith subsequently died testate on or about January 2, 2024, and his Estate has been admitted for Probate in the Circuit Court of Davidson County, Tennessee, Docket No. 24P437. Pursuant to the terms of his Last Will

& Testament, he directed that all property be sold and the proceeds divided between his children: Ronald Lee Keith and Sharon Anne Lind.

This is property more commonly known as 432 Menees Lane, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with 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 is 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/our hand this 16th day of September, 2024.

Ronald Lee Keith

Sherry Anne Keith Lind

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2024, before me personally appeared Ronald Lee Keith and Sherry Anne Keith Lind, 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 16th day of September, 2024.

Notary Signature
My commission expires: May 8, 2026

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **September 16, 2024**.

Date

Affiant Signature

September 17, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **17** day of **September**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)