Karen Johnson Davidson County
Batch# 1186947 DEEDWARR
09/26/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20240926-0074717

(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848643**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $805,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2024. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Nicole Kesten and Scott Kesten 5303 Pennsylvania Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 07 0 457.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexander Gordon Conaway, Jr., married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Nicole Kesten and Scott Kesten, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1204, BLOCK 34, PLAN NO 2 OF WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alexander Gordon Conaway, Jr., Married, by Warranty Deed from 5301 Pennsylvania, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170803-0079434, in the Register's Office of Davidson County, Tennessee, dated July 27, 2017 and recorded on August 03, 2017.

Renee N. DeArmond joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Alexander Gordon Conaway, Jr.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO 2 OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 172.

Matters set forth in deed recorded in Book 2021, Page 539.

This is improved property located at 5303 Pennsylvania Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 23rd day of September, 2024.

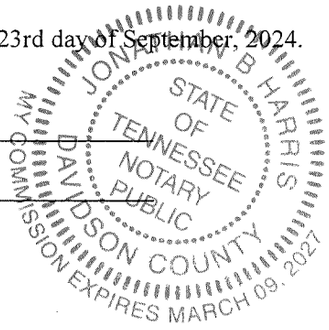
Alexander Gordon Conaway, Jr.

Renee N. DeArmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander Gordon Conaway, Jr. and Renee N. DeArmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2024.



Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 23, 2024.

Date

Affiant Signature

9/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of September, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY