Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-4868

STATE OF TENNESSEE
COUNTY OF montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of October, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1194235 DEEDWARR
10/16/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20241016-0080296

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keith Trehy 1972 Riverwood Drive Nashville, TN 37216	NEW OWNER	060-16-0-038.00

WARRANTY DEED

FOR AND IN 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,

Aimee D. Bobbitt, Conservator of Clayton D. Janeksela

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith Trehy, a married man

HEREINAFTER CALLED THE GRANTEES, 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 in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the North 25 feet of Lot No. 64 and the South 50 feet of Lot No. 65 on the Map of Capitol View Subdivision of record in Book 974, pages 52 and 53, Register's office for Davidson County, Tennessee.

Said parts of Lots No. 64 and 65 front together 75 feet on the Easterly side of Alhambra Circle and run back between lines 225 feet more or less to a dead line.

Being the same property conveyed to Clayton D. Janeksela, unmarried by Warranty Deed from Margaret Ledbetter, unmarried of record in Book 10501, Page 990, Register's Office for Davidson County, Tennessee, dated June 20, 1997 and recorded on June 23, 1997. Reference is made to the Letters of Conservatorship issued to Aimee D. Bobbitt, Conservator for Clayton D. Janeksela, in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 23P-2413. Reference is further made to the Order Approving Proposed Real Estate Contract, authorizing Aimee D. Bobbitt, Conservator for Clayton D. Janeksela to convey the subject property, in said court.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2707 Alhambra Cir, Nashville, TN 37207

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 so 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.

Dated this the 11th day of October, 2024.

Conservatorship of Clayton D. Janeksela

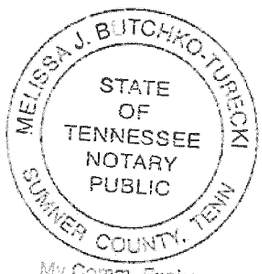
By: Aimee D. Bobbitt Conservator
Aimee D. Bobbitt, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of October, 2024, before me personally appeared Aimee D. Bobbitt, Conservator of Clayton D. Janeksela, 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 11th day of October, 2024.

Notary Signature
My commission expires:



9/27/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 10/11/24.

Affiant Signature – Joshua A. Terry

10/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/15/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27