This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Please Return to:
Magnolia Title & Escrow
[illegible] Patherland Street
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1200485 DEEDWARR
11/01/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20241101-0085161

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JONATHON MUSSER AND MCKAYE MUSSER, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN KELLER AND JENNA KELLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT NO. 4 ON A SURVEY BY BRUCE RAINEY & ASSOCIATES, SURVEYORS, NO. 823, DATED APRIL 28, 1986, JOB NO. 83-047, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERLY MARGIN OF FREEMAN HOLLOW ROAD, SAID POINT BEING GENERALLY NORTHWEST FROM THE INTERSECTION OF FREEMAN HOLLOW COURT, THE FOLLOWING CALLS AND DISTANCES; NORTH 34 DEGREES 58' 06" WEST 344.12 FEET, NORTH 06 DEGREES 52' 59" WEST 99.90 FEET; NORTH 48 DEGREES 48' 28" WEST 128.17 FEET TO THE SAID EXISTING IRON PIPE; THENCE CONTINUING WITH SAID MARGIN OF SAID ROAD, NORTH 19 DEGREES 42' 34" WEST 64.05 FEET TO A POINT; THENCE NORTH 09 DEGREES 30' 57" WEST 68.76 FEET TO A POINT, THENCE NORTH 03 DEGREES 22' 34" WEST 83.52 FEET TO A POINT; THENCE NORTH 01 DEGREES 02' 15" EAST 50.02 FEET TO A POINT; THENCE NORTH 85 DEGREES 32' 22" EAST 1.309.91 FEET TO AN IRON PIN; THENCE SOUTH 03 DEGREES 02' 03" EAST 146.57 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 57' 57" WEST 810.32 FEET TO AN EXISTING IRON PIN; THENCE NORTH 53 DEGREES 33' 21" WEST 70.70 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 31 DEGREES 37' 47" WEST 158.34 FEET TO AN EXISTING IRON PIN; THENCE NORTH 69 DEGREES 34' 04" WEST 58.30 FEET TO A N IRON PIN; THENCE SOUTH 10 DEGREES 14' 14" WEST 83.30 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 85 DEGREES 38' 19" WEST 258.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JONATHON MUSSER AND MCKAYE MUSSER, HUSBAND AND WIFE, BY WARRANTY DEED FROM GAIL A. MASSEY, DATED FEBRUARY 28, 2019, OF RECORD IN INSTRUMENT NO. 20190307-0020868, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 3226 FREEMAN HOLLOW ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 31st day of October, 2024.

JONATHON MUSSER

MCKAYE MUSSER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JONATHON MUSSER and MCKAYE MUSSER, the within named bargainors, 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.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of October, 2024.

Notary Public
My Commission Expires: 7/20/27

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2024.

NOTARY PUBLIC
My commission expires 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s) as follows:
STEPHEN KELLER and JENNA KELLER

3226 FREEMAN HOLLOW ROAD

GOODLETTSVILLE, TN 37075

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 011-00-0/108.00

Certificate of Authenticity

I, Christen Rabe, 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 **October 31, 2024**.

Date

Christen Rabe

Affiant Signature

11/1/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **November**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

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