Karen Johnson Davidson County
Batch# 1204977 DEEDWARR
11/13/2024 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20241113-0088361

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $610,000.00.

Affiant

Subscribed and sworn before me this the 7th day of November, 2024.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zachary Joseph Janicello	Lending Hand Mortgage	147-11-0 007.00
601 Whispering Hills Dr.	510 Lentz Dr.	
Nashville, TN 37211	Madison, TN 37115	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE DAVID KELLER AND ALTA ROSE KELLER, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ZACHARY JOSEPH JANICELLO, A SINGLE MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 499 on the Plan of Whispering hills, Section 11-C, of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which hereby made for a more complete description.

Being the same property conveyed to Jesse David Keller and Alta Rose Keller, husband and wife, by deed dated 12/17/2018, from Matthew B. Simcox and Jessie A. Simcox, husband and wife, of record in Instrument No. 20181218-0122785, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 601 Whispering Hills Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JK

Witness my hand this the 7th day of November, 2024.

Jesse David Keller

Alta Rose Keller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jesse David Keller and Alta Rose Keller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2024.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/7/24.

Affiant Signature

11/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of November 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY