WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207963 DEEDWARR
11/22/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20241122-0091516

File #24-TLC-0117-P

(SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Keeley and Garrit Keeley	**New Owner**	
(NAME)	(NAME)	**117 07 0C 117.00**
117 Hampton Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAIME MARCONETTE AND SUSAN SWARTZ, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANIEL KEELEY, A MARRIED MAN, AND GARRIT KEELEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 117 of HAMPTON PLACE TOWNHOMES as shown on the plan of record in Book 5200, Page 421 and as established under Master Deed of record in Book 5891, Page 897, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jaime Marconette and Susan Swartz, husband and wife, by Warranty Deed from Jack H. Allinder, Jr., unmarried, of record in Instrument No. 20200929-0112262, in the Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 29, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMPTON PLACE TOWNHOMES, as recorded in Plat Book 5200, Page(s) 421.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HAMPTON PLACE TOWNHOMES Condominium of record in Book 5891, Page 897; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 5861, Page 436.
* Charter for Hampton Place Homeowners' Association, Inc. recorded as Book 5894, Page 756, as amended in Book 7570, Page 314 and Book 7866, Page 388.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **117 Hampton Place, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th day of November, 2024.

Jaime Marconette

Susan Swartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2024, before me personally appeared Jaime Marconette, 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 20th day of November, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 20th day of November, 2024, before me personally appeared Susan Swartz, 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 20th day of November, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV. 20, 24 (date of document).

Jennifer L. Pennell

NOV. 22, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of NOV, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

