Karen Johnson Davidson County
Batch# 1208351 DEEDWARR
11/25/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20241125-0092062

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED THOUSAND AND 00/100 (100,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MARTIN AZER (NAME)	**NEW OWNER** (NAME)	**101-00-0-076.00**
6930 RIVER ROAD PIKE NASHVILLE, TN 37209 (ADDRESS)	**6930 River Road Pike Nashville TN 37209** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of November, 2024, the undersigned, **WESTON M. KEITH, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MARTIN AZER, AN UNMARRIED PERSON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6930 RIVER ROAD PIKE, NASHVILLE, TN 37209** and more particularly described as follows:

Land located in the 8th Civil District of Davidson County, Tennessee. The same being a portion of land sold to Eley Dodson Sawyers and wife, Maggie Mae Sawyers, by B. S. Givens and wife, Martha Givens on December 27, 1927.

BEGINNING in the center of the River Road in front of the Watkins Chapel Church building same being the northwest corner of Will Hulan's place. Thence South 44 degrees West with Hulan's line about 184 feet to a Mock Orange tree in Hulan's line. Thence South 55 degrees West 137 feet to a cedar tree at the rear of a spring. Thence South 65 degrees West 87 feet to a stake in Carlton Langley's line. Thence North 24 degrees East 354 feet more or less to center of River Road. Thence South 65 degrees east 182 feet with center of River Road to the beginning, containing one acre to be the same more or less.

Being the same property conveyed to Joe Pentecost and wife Mazzie Pentecost by deed of record at Book 3979, Page 635, Register's Office for Davidson County, Tennessee. The said Joe Pentecost predeceased Mazzie Pentecost who is now deceased and pursuant to her Last Will and Testament of record as Docket No. 94P-1685, Probate Court for Davidson County, Tennessee, title to subject property was devised to Emily J. Pentecost; see also Quitclaim Deed in Instrument No. 20070827-0102476, and Scrivener's Affidavit in Instrument No. 20120525-0045693, said Register's Office.

Affidavit of Heirship for Emily J. Pentecost in Instrument No. 20120525-0045692, said Register's Office; no probate found of record in Davidson County, Tennessee.

Being the same property conveyed to Ronald L. Keith by Warranty Deed from Claudia Pentecost Sweeney and Mazzie Pentecost Newman, and Cordelia P. Ricketts and Joanna P. Hargrove, dated June 4, 2012 and recorded June 11, 2012 in Instrument No. 20120611-0050885, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Weston M. Keith, an unmarried man by Quitclaim Deed from Ronald L. Keith, a married man dated May 23, 2022 and recorded May 26, 2022 in Instrument No. 20220526-0061262, Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of November, 2024.

GRANTOR: WESTON M. KEITH

Weston Keith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **WESTON M. KEITH**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 12th day of November, 2024.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **November 12th, 2024**.

Affiant Signature

11/12/20204
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **12th** day of **November**, 20**24**.

Notary Public

Notary's Seal:

