THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-8111-WE

Karen Johnson
Batch # 1213701
12/10/2024 10 20 10 AM
Fees $13 00 Taxes $777 00

Davidson County
DEEDWARR
2 pgs

20241210-0095747

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank McKeon and Kathleen McKeon	owners	
404 Deer Lake Drive		142-03-0A-404.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kelly A. Stewart, devisee undr the Will of Patricia A. Lynch**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank McKeon and Kathleen McKeon, husband and wife**

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 the County of Davidson, State of Tennessee, described as follows, to-wit

Unit No 404 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5589, page 949, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in Bylaws of Deer Lake Retirement Association, Inc , of record in Book 7556, Page 354 in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and Bylaws are incorporated in this deed by reference and made a part hereof the same as though copied herein verbatim

Being the same property conveyed to Patricia A Lynch, unmarried, by Warranty Deed from Deer Lake Retirement Association, Inc , a Tennessee nonprofit corporation of record in Instrument No 20100506-0034787 Register's Office for Davidson County, Tennessee, dated May 4, 2010 and recorded on May 6, 2010.

The said Patricia A. Lynch having died on or about May 20, 2024, with the Estate of Patricia A Lynch being administered under Case No 24P1398 in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division) Pursuant to her Will, the within described property was devised unto Kelly A Stewart

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **404 Deer Lake Drive, Nashville, TN 37221**

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 do 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.

Witness our hands this the 9th day of December, 2024.

Kelly A. Stewart

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly A. Stewart,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of December, 2024

My Commission expires 11-8-27

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENNESSEE