This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5066-AJ

Karen Johnson Davidson County
Batch# 1232121 DEEDWARR
01/30/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250130-0007193

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2025.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Flipin Crazy, LLC, a Tennessee limited liability company 1483 North Mount Juliet Road ~~#~~ 218 Mt. Juliet, TN 37122	New Owner	073 04 0 008.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Shea Bryant Keener fka Amy Shea Bryant, a married woman (individually and/or collectively, "Grantor"), transfer and convey unto Flipin' Crazy, LLC, a Tennessee limited liability company (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of SECTION ONE, SUTHERLAND HEIGHTS, of record on Book 2663, Page 18, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Amy Shea Bryant, by Quitclaim Deed from Cynthia Kay Goddard, of record in Instrument No. 20210721-0097849, in the Register's Office for Davidson County, Tennessee, dated July 2, 2021 and recorded on July 21, 2021. Amy Shea Bryant has since married and is now known as Shea Bryant Keener, see Docket 23-0105-I in Davidson County, Chancery Court for name change. Brandon Keener joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

This is improved property located at: **2503 Timwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of January, 2025.

GRANTOR:

Shea Bryant Keener

Shea Bryant Keener

Brandon Keener

Brandon Keener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shea Bryant Keener and Brandon Keener, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of January, 2025.

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202501300007193

Tennessee Certification of Electronic Document

I, Emma Howard, 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 1/24/25 (date of document).

Emma Howard
Affiant Signature

1/24/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of January, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL