Karen Johnson Davidson County
Batch# 1234311 DEEDWARR
02/05/2025 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250205-0008748

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

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vernon T. Keesee, Jr.	New Owner	094-01-0 048.00
619 S 11th Street		
Nashville, TN 37206		

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, JULIAN BOBBITT, JR. AND ANN ELKINS AND TABITHA LONG A/K/A TABITHA UNDERWOOD AND SHERRI ARMSTRONG AND RITA PARISH AND SHERRI DAWN ARMSTRONG, TRUSTEE OF THE SHAWN COLE SIMON TESTAMENTARYTRUST AGREEMENT DATE MARCH 27TH, 2021 SHERRI DAWN ARMSTRONG, TRUSTEE OF THE JAXSON CARTER SIMON TESTAMENTARYTRUST AGREEMENT DATE MARCH 27TH, 2021, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VERNON T. KEESEE, JR., 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. 2 on the Plan of Payne, Blakemore & Cummings Addition to East Nashville, of record in Book 57, Page 70, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Julian B. Bobbitt and wife, Sandra F. Bobbitt, by Installment Deed dated 08/05/1982, from Edward Jackson and wife, Dorothy Jackson, of record in Book 5921, Page 186, in the Register's Office of Davidson County, Tennessee.

The said Julian B. Bobbitt predeceased on Sandra F. Bobbitt on February 25, 2011. The said Sandra F. Bobbitt having since died intestate on February 4, 2018, leaving subject property vested in her heirs at law, being Julian Bobbitt, Jr., Sherri Armstrong, Rita Parish, Betty Casperson, Ann Elkins and Tabitha Underwood (a/k/a Tabitha Long), pursuant to Affidavit of Heirship dated 10/05/2018, and recorded 10/15/2018, in Instrument No. 20181015-0101896, said Register's Office.

The said Betty Casperson (aka Betty Sue Bobbitt Casperson) having since died testate April 2, 2021. According to her Last Will and Testament filed in Docket No. 24P2211 in the Seventh Circuit Court for Davidson County, Tennessee, she devised her estate to her two minor grandsons, Shawn Cole Simon and Jaxson Carter Simon, to be placed in Trust and payable to them at age 18.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 619 S 11th St, Nashville, TN 37206.

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.

AK JP TLL RBP SD-A

Witness my hand this the 31st day of January, 2025.

Julian Bobbitt, Jr.

Ann Elkins

Tabitha Long a/k/a Tabitha Underwood

Sherri Armstrong

Rita Parish

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julian Bobbitt, Jr., Ann Elkins, Tabitha Long a/k/a Tabitha Underwood , Sherri Armstrong, Rita Parish, 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 31st day of January, 2025.

My commission expires: 9-7-26

Notary Public

Shawn Cole Simon Testamentary Trust Agreement date March 27th, 2021

BY: Trustee
Sherri Dawn Armstrong, Trustee

Jaxson Carter Simon Testamentary Trust Agreement date March 27th, 2021

BY: Trustee
Sherri Dawn Armstrong, Trustee

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sherri Dawn Armstrong, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Shawn Cole Simon Testamentary Trust Agreement date March 27th, 2021 Sherr\i Dawn Armstrong, Trustee of the Jaxson Carter Simon Testamentary Trust Agreement date March 27th, 2021 by the said Sherri Dawn Armstrong as such Trustee.

Witness my hand and official seal this 31st day of January, 2025.

My Commission Expires:

9-7-26

Notary Public

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 1/31/2025.

Affiant Signature

2/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of Febavary, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY