Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-25-132

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of January, 2025

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1234643 DEEDWARR
02/06/2025 08:01:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20250206-0008909

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin Atakpu 2620 New Salem Highway Apt D101 Murfreesboro, TN 37128	New Owner	022-00-0-022.00

WARRANTY DEED

FOR AND IN 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/WE,

Mattie Marie Keeler, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Atakpu, a single man

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:

Land in Davidson County, Tennessee, being Tract No. 10 fronts 100 feet on the northerly side of the old Clarksville Pike, now known as Old Clarksville Highway, and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made July 20, 1956, as follows:

Beginning at a point in the northerly right-of-way line of old Clarksville Pike, now known

as Old Clarksville Highway, 195 feet easterly from the intersection of the boundary line between the lands of Fred Bates and the lands of Mrs. Elsie Felts Binkley et al, with said right-of-way line; thence North 16 degrees 01 minute 40 seconds East 402.58 feet to a stake; thence South 74 degrees 30 minutes East 105 feet to a stake; thence South 16 degrees 44 minutes 20 seconds West 402.51 feet to a point in the northerly right-of-way line of the old Clarksville Pike, now known as Old Clarksville Highway; thence westerly with said right-of-way 100 feet to the point of beginning, and containing 0.95 acres, more or less.

Being the same property conveyed to Walter Keeler Sr. by Warranty Deed from Joe N. Smith and Elizabeth C Smith of record in Instrument No. 20150601-0050187 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on June 01, 2015.

Being the same property conveyed to Rhonda R. (Crabtree) Meyers, Trustee by Quitclaim Deed from Walter Alex Keeler, of record in Instrument No. 20190417-0035230, Register's Office for Davidson, County, Tennessee, dated April 11, 2019, and recorded on April 17, 2019 and within the same deed the said Rhonda R. (Crabtree) Meyers, Trustee conveyed his interest in the subject property to Walter Alex Keeler and wife Mattie Marie Keeler, as tenants by the entirety.

Walter Keeler, Sr., aka Walter Alex Keeler, died December 30, 2019, leaving Mattie Marie Keeler as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3572 Old Clarksville Pike, Joelton, TN 37080

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 so 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.

Dated this the 30th day of January, 2025.

Mattie Marie Keeler

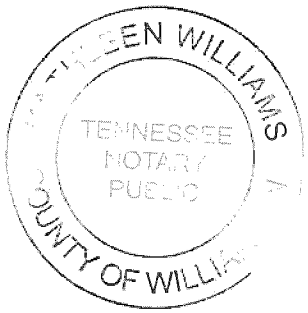
Mattie Marie Keeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of January, 2025, before me personally appeared Mattie Marie Keeler, 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 30th day of January, 2025.

Notary Signature
My commission expires: 5 10 27



Certificate of Authenticity

I, Joshua A. Terry, 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 1/30/2025.

Affiant Signature – Joshua A. Terry

2/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/5/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27