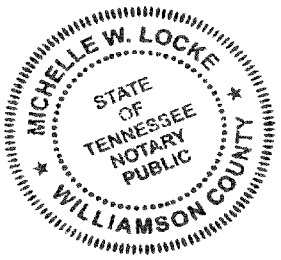
Karen Johnson Davidson County
Batch# 1235659 DEEDWARR
02/10/2025 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20250210-0009716



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $414,900.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2025.

Notary Public

My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Keaton Carr and Anna Carr	NEW OWNER	**128-10-0-130.00**
202 Colt Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Adam Shoenfeld, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Keaton Carr and Anna Carr, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Stacy Square, Section 4 of record in Plat Book 4460, Page 12, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Shoenfeld, unmarried by Warranty Deed from Michael Derek Wells and Amy Kendall, both unmarried of record in Instrument No. 20141201-0109907 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on December 01, 2014; Adam Shoenfeld is now married. This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as **202 Colt Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of February, 2025.

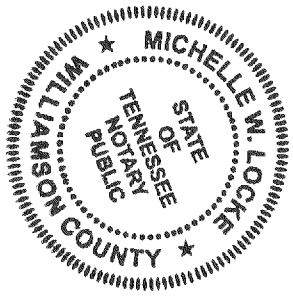
Adam Shoenfeld

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Adam Shoenfeld, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of February, 2025.

Michelle W Locke
Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 24-001946-524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 2|6|25 (date of document).

Michelle W Kendig
Affiant Signature

2|7|25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of February, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

