Karen Johnson Davidson County
Batch# 1255711 DEEDWARR
04/02/2025 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,771.30
20250402-0025019

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38553-02-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $749,000.00. Affiant Subscribed and sworn to before me this 28th day of March, 2025. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Brian Jeffrey Keen, Jr., Virginia Claire Stewart 2605 S. Highlands Drive Nashville, TN 37221	**Send Tax Bills To:** Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826	**Tax Information:** Map and Parcel No.: 142160CO3300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James F. Curley, Jr. and wife, Susan L. Curley** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Brian Jeffrey Keen, Jr. and Virginia Claire Stewart, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2605 S. Highlands Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 28th day of March, 2025.

James F. Curley, Jr.

Susan L. Curley by James F. Curley, Jr., her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James F. Curley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2025.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James F. Curley, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Susan L. Curley, and he is authorized by Susan L. Curley to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of March, 2025.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 as shown on the map entitled Devon Highlands, Phase II, of record in Plat Book 7900, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Diane C. George, unmarried by deed dated May 12, 2024 from Southwinds Development, Inc. of record in Book 9349, Page 726, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James F. Curley, Jr. and wife, Susan L. Curley, by deed dated October 25, 2024 from Diane C. George, unmarried of record in Instrument No. 20241030-0083759, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 142160CO3300CO.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Devon Hills of record in Book 7517, page 283 as amended in Book 7517, page 367, Book 8120, Page 402, Book 8120 Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8712, pages 618 and 620, Book 9150, page 182, Book 10692, pages 750 and 753, and amendment to the bylaws of record in Book 8180, page 232, Register's Office for Davidson County, Tennessee
3. Storm Water Detention Agreement of record in Book 8611, Page 31, and Book 8643, Page 494, said Register's Office.

Tennessee Certification of Electronic Document

I, George Mudter, 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 March 28, 2025 (date of document).

Affiant Signature

4-1-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027