Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250450578

STATE OF ~~TENNESSEE~~ Michigan mtg
COUNTY OF ~~DAVIDSON~~ Kent mtg

The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Michelle L VanDyke
Affiant

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

MEGAN T GEERLING
Notary Public - State of Michigan
County of Kent
My Commission Expires Nov 18, 2026
Acting in the County of Kent

Megan T Geerling
Notary Public
My Commission Expires: 11-18-2026

Karen Johnson
Batch # 1265934
04/30/2025 10:25:16 AM
Fees: $13.00 Taxes: $1,979.50
Davidson County
DEEDWARR
2 pgs
20250430-0033268

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meghan Keith-Hynes and Patrick Keith-Hynes 2214 Fernwood Dr Nashville TN 37216	New Owner	Tax Parcel ID No. 073 05 0 004.00

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, **Michael S. Van Dyke and Michelle L. Van Dyke, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meghan Keith-Hynes and Patrick Keith-Hynes, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of DALEWOOD, SECTION IV, as shown on plat of record in Plat Book 1835, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael S. Van Dyke and Michelle L. Van Dyke, husband and wife, by Warranty Deed from Samuel Wilson Luna and Lucy Grace Gonzalez, husband and wife, of record in Instrument No. 20230217-0011809, in the Register's Office of Davidson County, Tennessee, dated February 16, 2023 and recorded on February 17, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DALEWOOD, SECTION IV, as recorded in Plat Book 1835, Page(s) 21.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4147, Page 181.

This is improved property located at 2214 Fernwood Dr Nashville TN 37216

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of April, 2025.

Michael S. Van Dyke

Michelle L. Van Dyke

STATE OF Michigan
COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Van Dyke and Michelle L. Van Dyke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 11-18-2026

MEGAN T GEERLING
Notary Public - State of Michigan
County of Kent
My Commission Expires Nov 18, 2026
Acting in the County of Kent