Karen Johnson Davidson County
Batch# 1268416 DEEDWARR
05/05/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20250505-0034351

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64000
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Landon Puckett Anthony R. Puckett 5323 Pennsylvania Avenue Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 09107002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$815,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Killeen and Kelly R. Killeen, wife and husband,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Landon R. Puckett, an unmarried man and Anthony R. Puckett, a married man as tenants in common with right of survivorship**, hereinafter called the **Grantee,** Grantee's 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 1224 of Block 34 on the Plan of West Nashville, Plan No. 2, of record in Book 57, Page 172, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Laura Gould, a single woman, by Warranty Deed from Lisa H. Smith, an unmarried woman, dated March 6, 2020 and recorded on March 9, 2020, of record in Inst No. 20200309-0026464, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 6, 2020, recorded March 11, 2020, of record in Inst. No. 20200311-0027044, said Register's Office, subject property was conveyed to Laura Gould and Kelly Killeen, as tenants in common. Subject property was further conveyed to Laura Killeen and Kelly R. Killeen, wife and husband, by Quitclaim Deed dated August 9, 2021, recorded August 17, 2021, of record in Inst. No. 20210817-0110963, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 172, said Register's Office; Electrical Permit to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5587, page 349, said Register's Office.

This is improved property, known as 5323 Pennsylvania Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of April, 2025.

Laura Killeen

Laura Killeen

Kelly R. Killeen

Kelly R. Killeen

State of Tennessee

County of Davidson

On this 18th day of April 2025, before me the undersigned authority, personally appeared Laura Killeen and Kelly R. Killeen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $815,000.00.

Affiant

Sworn and subscribed before me this 18th day of April, 2025

Jill Swicegood

Notary

My Commission Expires: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/18/25 (date of document).

Affiant Signature

5/2/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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