Karen Johnson Davidson County
Batch# 1284485 DEEDWARR
06/13/2025 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250613-0046465

Prepared by and
After Recording Return to:
Blake Garner
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2025.

Notary Public
My Commission Expires:
2/18/2029

BRIANA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Jarral Shawn Yokley, II and Gerline M. Yokley 800 Lemont Dr. Nashville, TN 37216	Jarral Shawn Yokley, II and Gerline M. Yokley 800 Lemont Dr. Nashville, TN 37216	Tax Map(s): 051-14-0 Parcel(s): 055

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,
KELLEY D. KEELER, UNMARRIED AND ELIZABETH P. KEELER, MARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JARRAL SHAWN YOKLEY, II, AN UNMARRIED MAN GERLINE M. YOKLEY, A WIDOW, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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 Lot Number 24 on the plan of Gra-Mar Acres, Section Five, as of record in Plat Book 2330, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Kelley D. Keeler, unmarried and Elizabeth P. Keeler, unmarried (now married), by Warranty Deed from Charles Beneke and Brenda Beneke, husband and wife, dated 7/3/2012 and recorded 7/9/2012 in Instrument No. 20120709-0059892, Register's Office for Davidson County, Tennessee.

Also see Scrivener's Affidavits recorded 10/16/2012 in Instrument No. 20121016-0094785 and recorded 10/29/2012 in Instrument No. 20121029-0098848.

I, Antonio Luis Gonzales, spouse of Elizabeth P. Keeler, does hereby join in this conveyance to convey any and all marital interest I may have in to said property.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 800 Lemont Dr, Nashville, TN 37216

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(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, 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 09 day of June, 2025.

~~Kelly~~ D. Keeler *Kelley D. Keeler*

Elizabeth P. Keeler

Antonio Luis Gonzales

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ~~Keely~~ D. Keeler, Elizabeth P. Keeler and Antonio Luis Gonzales, the bargainors, 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 purpose therein contained.

Witness my hand and official seal, this the 9th of June, 2025. *Kelley D. Keeler*

Notary Public

My Commission Expires: 06-29-27

(SEAL)

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Certificate of Authenticity

I, Aimee Cain, 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 June 9, 2025.

Date

Aimee Cain

Affiant Signature

June 12, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of June, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY