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.: 64100
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian Marlen Roberts Nancy Grammer Byers Roberts 8583 Lewis Road Nashville, TN 37221	Associated Credit Union 6251 Crooked Creek Road Peachtree Corners, GA 30092

TAX MAP PARCEL NUMBERS: 15500020000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$995,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Keese and Donna Craig Keese, joint tenants with right of survivorship, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Brian Marlen Roberts and Nancy Grammer Byers Roberts, husband and wife**, 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 the 9th Civil District of Davidson County, Tennessee, described according to a mortgage loan inspection by John B. Kohl, III, Registered Land Surveyor, TN No. 100, dated 8/24/94 Job No. 08095-1-242 as follows:

Beginning at a point in the Easterly margin of Lewis Road, said point being the Northwesterly corner of the tract conveyed to Charles R. Mungoven et ux, Juliette Thompson Mungovan by deed of record in Book 8618, Page 440, said Register's Office; thence, with a portion of Mungovan's Northerly line North 88 degrees East 177.5 feet to a point, located on the Southwesterly corner of the tract conveyed to Herman T. Claxton and wife, Frances O. Claxton; thence with Claxton's Westerly line North 5 degrees East 446.5 feet to a point; thence, North 5 degrees East 210.0 feet to a point; thence, with Shoenberger's Southerly line North 87 degrees 30 minutes West 498.0 feet to a point on the Easterly margin of said Lewis Road; thence, South 5 degrees West 210.5 feet to a point; thence South 1 degree East 127.5 feet to a point; thence South 15 degrees East 114.5 feet to a point; thence South 53 degrees 30 minutes East 262.5 feet to a point; thence, South 16 degrees East 72.3 feet to the point of beginning.

Being the same property conveyed to Robert W. Keese, unmarried man, by Warranty Deed from Alan Marshall Kates and Katherine Parker Kates, husband and wife, dated February 12, 2019 and recorded on February 14, 2019, of record in Inst. No. 20190214-0013883, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 15, 2021, recorded January 1, 2022, of record in Inst. No. 20220120-0007689, said Register's Office, subject property was conveyed to Robert W. Keese, an unmarried man, and Donna Craig Schilling, an unmarried woman, as joint tenants with right of survivorship. Donna Craig Schilling and Donna Craig Keese are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Karen Johnson Davidson County
Batch# 1291518 DEEDWARR
06/30/2025 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20250630-0051077

This conveyance is subject to: Taxes for 2025 and subsequent years. No insurance is afforded as to the exact amount of acreage contained herein.

This is improved property, known as 8583 Lewis Road, Nashville, TN 37221

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 26th day of June, 2025.

Robert W. Keese

Donna Craig Keese

State of Tennessee

County of Davidson

On this 26th day of June, 2025, before me the undersigned authority, personally appeared Robert W. Keese and Donna Craig Keese, 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.

Notary

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

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: $995,000.00.

Affiant

Sworn and subscribed before me this 27 day of June, 2025.

Notary

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of June, 2025.

Affiant Signature

Date 6/24/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027