| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-8586-WE | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,415,000 00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH** DAY OF **JULY, 2025.**<br><br>Notary Public<br><br>MY COMMISSION EXPIRES 9/19/2028<br><br>(AFFIX SEAL) |

Karen Johnson
Batch # 1299994
07/21/2025 09 37 14 AM
Fees $13 00 Taxes $5,235 50
20250721-0057100

Davidson County
DEEDWARR
2 pgs

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Henry Howell Revocable Trust and Annetta Jennette Howell Revocable Trust | New owners | |
| 64 Revere Park | | 116-08-0C-064 00-CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **PAULINE Y. KEITH, A WIDOW,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE **CHARLES HENRY HOWELL REVOCABLE TRUST DATED FEBRUARY 28, 2007 AND ANNETTA JENNETTE HOWELL REVOCABLE TRUST DATE FEBRUARY 28, 2007,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 64 on the Plan of Revised Plan of Sugartree, Phase Two, as of record in Book 4860, pages 79-80, as amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to George G. Keith, III and wife, Pauline Y. Keith by Warranty Deed from Anthony W. Kilroy of record in Instrument No. 20111108-0087295 Register's Office for Davidson County, Tennessee, dated November 04, 2011 and recorded on November 08, 2011.**

**George G. Keith, III died on December 11, 2024, vesting Pauline Y. Keith as the surviving tenant by the entirety.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is __ unimproved _X__ improved property known as **64 Revere Park, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this the 17th day of July, 2025

Hal Rosson as Attorney-in-Fact for Pauline Y. Keith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hal Rosson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of **Pauline Y. Keith**, as their Attorney-in-Fact, as the free act and deed of the within named **Pauline Y. Keith**

Witness my hand and official seal this the 17 day of July, 2025

My Commission expires _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028