WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313688 DEEDWARR
08/22/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20250822-0067389

DM-ROG-25-3572

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew T. Meister	**New Owner**	
(NAME)	(NAME)	**022 00 0 022.00**
3572 Old Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN ATAKPU, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW T. MEISTER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. 10 fronts 100 feet on the northerly side of the old Clarksville Pike, now known as Old Clarksville Highway, and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made July 20, 1956, as follows:

Beginning at a point in the northerly right-of-way line of old Clarksville Pike, now known as Old Clarksville Highway, 195 feet easterly from the intersection of the boundary line between the lands of Fred Bates and the lands of Mrs. Elsie Felts Binkley et al, with said right-of-way line; thence North 16 degrees 01 minute 40 seconds East 402.58 feet to a stake; thence South 74 degrees 30 minutes East 105 feet to a stake; thence South 16 degrees 44 minutes 20 seconds West 402.51 feet to a point in the northerly right-of-way line of the old Clarksville Pike, now known as Old Clarksville Highway; thence westerly with said right-of-way 100 feet to the point of beginning, and containing 0.95 acres, more or less.

Being the same property conveyed to Walter Keeler, Sr. by Warranty Deed from Joe N. Smith and Elizabeth C. Smith of record in Instrument No. 20150601-0050187 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on June 1, 2015.

Being the same property conveyed to Walter Alex Keeler and wife, Mattie Marie Keeler, as tenants by the entirety by Quitclaim Deed from Walter Alex Keeler of record in Instrument No. 20190417-0035230 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 17, 2019.

Walter Keeler, Sr., also known as Walter Alex Keeler and Walter A. Keeler, Sr., died on or about December 30, 2019.

Affidavit of Inheritance of record in Instrument No. 20200128-0009924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Banjamin Atakpu, a single man by Warranty Deed from Mattie Marie Keeler, an unmarried person of record in Instrument No. 20250206-0008909 Register's Office for Davidson County, Tennessee, dated January 30, 2025 and recorded on February 6, 2025.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Easement as reserved in Deed of record in Book 2963, Page 291, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3572 Old Clarksville Pike, Joelton, Tennessee 37080**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF AUGUST, 2025.

Benjamin Atakpu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN ATAKPU, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Linzie Hahn, 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 8/20/25.

Date

L Hahn

Affiant Signature

8/20/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of August, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028