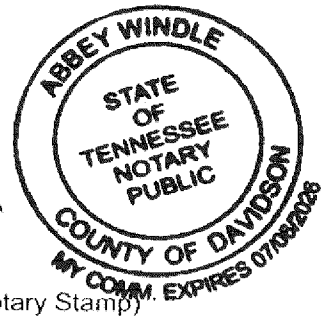
Karen Johnson Davidson County
Batch# 1329920 DEEDWARR
10/03/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20251003-0079004



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2025.

Notary Public

My commission expires: 7/6/2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Max Heaver	Max Heaver	082-04-0-158.00
819 W Greenwood Ave	819 W Greenwood Ave	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Brian Keegan and Danielle Keegan, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Max Heaver, unmarried man

(hereinafter called the "Grantee"), his 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 47, as shown on the map entitled Thornby Place, of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 47 fronts 50 feet on the north side of Edgar Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Brian Keegan and Danielle Keegan, husband and wife by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20250416-0029242 Register's Office for Davidson County, Tennessee, dated April 16, 2025 and recorded on April 16, 2025.

This is improved property known as **819 W Greenwood Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of September, 2025.

Brian Keegan

Danielle Keegan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brian Keegan and Danielle Keegan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of September, 2025.

Notary Public
My Commission Expires: 9/9/29

Michelle W. Kendig
State of Tennessee
Notary Public
Williamson County

Lenders Title Company File No. 25-002656-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 10/3/2025 (date of document).

Affiant Signature

10/3/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3c day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

