Karen Johnson Davidson County
Batch# 1330293 DEEDWARR
10/03/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,538.20
20251003-0079162

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952049**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $686,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2025. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-15-2027

WARRANTY DEED

Address New Owner: William Weaver, V 428 Royal Oaks Drive Nashville, TN 37205	Send Tax Bills To: Truxton Trust 20 Burton Hills Boulevard Suite 200 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 103 06 0 199.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Herbert McKeand Jr. and Elizabeth G. McKeand, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William C. Weaver, V, a single individual**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of BROOKSIDE COURTS ADDITION NO. 3 of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Herbert McKeand Jr. and Elizabeth G. McKeand, husband and wife, by Warranty deed from Robert T. Tabor and Neely Catignani Tabor, husband and wife, of record in Instrument No. 20200304-0023813, in the Register's Office of Davidson County, Tennessee, dated March 2, 2020 and recorded on March 4, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NO. 3, as recorded in Plat Book 1835, Page(s) 107.

Easement recorded in Book 5243, Page 407; Book 5361, Page 699.

This is improved property located at 704 Kendall Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2025.

William Herbert McKeand Jr.

Elizabeth G. McKeand

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Herbert McKeand Jr. and Elizabeth G. McKeand, 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 purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO My Commission Expires 06-09-2026

True Copy Certification

I, **Tammy Carney,** 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 2nd day of October, 2025.

Affiant Signature

Date 10.2.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

