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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250852001**<br><br>Karen Johnson Davidson County<br>Batch# 1336081 DEEDWARR<br>10/20/2025 02:37:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,511.45<br>20251020-0083462 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $408,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of October, 2025.<br><br>Notary Public<br>My Commission Expires: |

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Matthew Brennan<br>106 Mckenell Drive<br>Nashville TN 37206 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>072 15 0 262.00 |

**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, **Shay T. Keefer, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Brennan, married man, sole ownership**, ("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. 17 on the Plan of M.P. ESTES SUBDIVISION OF LOTS NO. 1-2-4-5-6-7-8-9 AND PART OF LOTS NO. 10-11-12-13 IN SHARPE AND HORN'S 6TH ADDITION of record in Plat Book 843, Page 39, 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 Shay T. Keefer, Single Man, by Warranty Deed from Douglas Todd Wilkening, A Married Man, of record in Instrument No. 20200124-0008676 in the Register's Office of Davidson County, Tennessee, dated on January 20, 2020 and recorded on January 24, 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 M.P. ESTES SUBDIVISION OF LOTS NO. 1-2-4-5-6-7-8-9 AND PART OF LOTS NO. 10-11-12-13 IN SHARPE AND HORN'S 6TH ADDITION, as recorded in Plat Book 843, Page(s) 39.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4113, Page 644.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 106 Mckenell Drive Nashville TN 37206

**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 16th day of October, 2025.

10-16-25

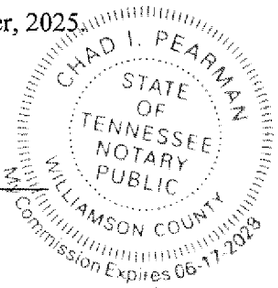
Shay T. Keefer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shay T. Keefer, 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 16th day of October, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Ryan Lux, 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 **October 16, 2025**.

Date

Affiant Signature

**10/16/2025**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029