Karen Johnson Davidson County
Batch# 1389109 DEEDWARR
03/05/2026 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20260305-0017852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Mari N. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shari L. Carter and Mari N. Carter	new owner	Parcel ID: 059-10-0-260.00
(NAME) 806 Charlie Pl	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Samantha Elise Keeling, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shari L. Carter, an unmarried woman and Mari N. Carter, an unmarried woman**, 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. 8A, Zone Lot Division of Lots 7 and 8, Haynes Manor, Section Seven, as of record in Book 6900, page 201, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frank L. Keeling, Jr., a single man from Marie A. Roberts, unmarried by Warranty Deed dated December 5, 2003 and recorded on December 11, 2003 in Instrument No. 20031211-0177748, Register's Office of Davidson County, Tennessee. The said Frank L. Keeling, Jr. having since died testate, a resident of Davidson County, Tennessee, on or around October 18, 2019. The Estate of Frank Leon Keeling, Jr. was probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 19P1934, and pursuant to the terms of his Last Will and Testament Samantha Elise Keeling was devised all right, title and interest in and to the property herein described.

Further being the same property conveyed to Samantha Elise Keeling from Frankie Denise Keeling, Executrix of the Estate of Frank L. Keeling, Jr., deceased by Executrix's Quitclaim Deed dated September 12, 2020 and recorded on September 16, 2020 in Instrument No. 20200916-0105994, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 806 Charlie Pl, Nashville, TN 37207

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 our hands this 4th day of March, 2026.

Samantha Elise Keeling

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Samantha Elise Keeling, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2026.

Notary Public

My Commission Expires: 07/15/2026

(SEAL)

JEFFREY A. BENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 March 4 2026.

Affiant Signature

3/5/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of March, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026