Karen Johnson Davidson County
Batch# 1397396 DEEDWARR
03/25/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20260325-0023718

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

SHANELLE RICHARDT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $805,000.00.

Affiant

Subscribed and sworn to before me this 25th day of March, 2026.

Notary Public
My Commission Expires: 2.12.30

File No.: 2026-1322

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joshua Illig and Amy Illig	New Owner	
1014 Mansfield St Nashville, TN 37206		083-05-0-167.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

A. Chris Keenan, a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joshua Illig and Amy Illig, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in the County of Davidson, Tennessee, being the West 74 feet of Lot No. 4 on the Map of the Subdivision of the O'Donnell Three Acre Tract, as of record in Plan Book 2, Page 37, Chancery Court at Davidson County, Tennessee.

Said Part of said Lot fronts 74 feet of the South side of Mansfield Avenue and runs back between parallel lines, 186.8 feet, more or less to an alley in the rear.

Being the same property conveyed to A. Chris Keenan, a single person by Warranty Deed from Lewis Cris Moore, Jr. and spouse, Louise Ann Moore of record in Book 9127, Page 880, Register's Office for Davidson County, Tennessee, dated October 25, 1993 and recorded on October 27, 1993.

This conveyance is subject to any and all restrictions and easements of record.

This is X improved _____unimproved property and the address of the herein described property is believed to be 1014 Mansfield Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hands this 25th day of March, 2026.

A. Chris Keenan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of March, 2026, before me personally appeared A. Chris Keenan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2026.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 3/25/2026.

Date

Affiant Signature

3/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of March, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY