Karen Johnson Davidson County
Batch# 1402696 DEEDWARR
04/07/2026 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $917.23
20260407-0028009

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-8367-MC

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $247,900.00.

Wendy L. Bell
Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-9-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wendy L. Bell 5326 Edmondson Pike Unit 3 Nashville, TN 37211	Mortgage Research Center, LLC DBA Veterans United Home Loans 1400 United Veterans Blvd Columbia, MO 65203	161 01 0A 027.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brian Keegan and Danielle Keegan, husband and wife** (Grantor"), transfer and convey unto **Wendy L. Bell, a married woman** ("Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5326-#3 of DANBURY CONDOMINIUMS, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed, of record in Book 6612, Page 75 and Appointment of Successor Trustee recorded in Book 11460, Page 631, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

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. 20260107-0001268, in the Register's Office of Davidson County, Tennessee, dated December 19, 2025 and recorded on January 07, 2026. Further being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company, by Warranty Deed from Kathy D. Bonner, an unmarried woman, of record in Instrument No. 20251223-0102205, in the Register's Office of Davidson County, Tennessee, dated December 19, 2025 and recorded on December 23, 2025. Further more being the same property conveyed to Kathy D. Bonner, by Warranty Deed from Christopher Lyle Hall, married, of record in Instrument No. 20141223-0117442, in the Register's Office of Davidson County, Tennessee, dated December 22, 2014 and recorded on December 23, 2014.

This is ☒ improved or ☐ unimproved property located at: **5326 Edmondson Pike, Unit 3, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 24th day of March, 2026.

GRANTOR:

Brian Keegan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brian Keegan** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of March, 2026.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2026

GRANTOR:

Danielle Keegan

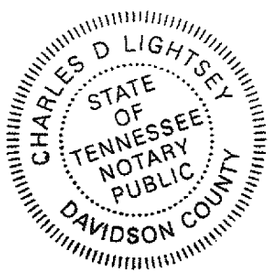
Danielle Keegan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Danielle Keegan** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of April, 2026

Notary Public
My Commission expires: 1/22/30



I, Kirsten Virden, 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 4-2-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 4-2-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

