WARRANTY DEED

File #26-168

Karen Johnson
Batch # 1408764
04/20/2026 02:18:57 PM
Fees: $13.00 Taxes: $11,762.30

Davidson County
DEEDWARR
2 pgs

20260420-0032369

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Countess	Legacy Home Loans, LLC DBA	105-13-0-075.00
Russell Gibson	Steadfast Mortgage, a Limited Liability Company	
(NAME)	(NAME)	
1400 Linden Ave	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert B. Keaty, II and Jenney S. Keaty, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Countess and Russell Gibson, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 the Easterly one-half (1/2) of Lot No. 46 on the plan of Belmont Land Company's Plan called Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.

Said part of said Lot No. 46 fronts 50 feet on the Northerly margin of Linden Avenue and extends back between parallel lines 169 feet to an alley.

Being the same property conveyed to Robert B. Keaty, II and Jenney S. Keaty, Husband and Wife by Warranty deed from Colette M. Koby and David A. Nuding, Wife and Husband of record in Instrument No. 20131223-0129344 Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded on December 23, 2013

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1400 Linden Ave, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 20th day of April 2026.

Robert B. Keaty, II

Jenney S. Keaty

STATE OF TENNESSEE
COUNTY OF Knox

On this 18 day of April, 2026, before me personally appeared Robert B. Keaty, II and Jenney S. Keaty, 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 18 day of April, 2026.

Notary Signature
My commission expires: 9/24/29

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-24-2029

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027