Karen Johnson Davidson County
Batch# 1472389 DEEDWARR
09/14/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260914-0085229

WARRANTY DEED

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph D Keith and Paula D Keith	Joseph D Keith and Paula D Keith	012-00-0-034.00
(NAME)	(NAME)	
1711 Williamson Road	Same as new owner	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Nancy Jean McAllister, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Joseph D Keith and Paula D Keith, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 2 on the boundary survey of the Catherine W. Kinley Property, described according to a survey dated September 17, 1993, and revised November 8, 1993, by Ray G. Cole, Registered Land Surveyor No. 914 (Job Number 93-873) as follows:

BEGINNING at an iron pin in the southerly margin of U.S. Highway 41, a corner of the property conveyed to the Dickerson Road Baptist Church of record in Book 7796, Page 542, Register's Office for Davidson County, Tennessee, identified as Map 12, Parcel 78, on the records of the Tax Assessor for Davidson County, Tennessee; thence, with the southerly margin of U.S. Highway 41, South 46 deg. 07' 04" East 253.79 feet to an iron pin; thence, South 47 deg. 16' 57" West 510.36 feet to an iron pin; thence, South 52 deg. 28' 02" East 230.00 feet to an iron pin in the northerly margin of Williamson Road; thence, with said margin of said Road, on a curve having delta angle of 48 deg. 09' 08", a radius of 91.90 feet, an arc of 77.23 feet, a tangent of 41.06 feet, a chord of 74.98 feet, and a chord bearing of South 70 deg. 01' 42" West for a length of 77.23 feet to an iron pin, a corner to the property conveyed to Elizabeth W. Worsham of record in Book 5581, page 881 and 884, Register's Office for Davidson County, Tennessee; thence, with the line of Worsham, North 73 deg. 23' 20" West 197.29 feet to an iron pin; thence, South 67 deg. 39' 27" West 128.89 feet to an iron pin, a corner to the property conveyed to Theodore S. Miller, Jr., by deed of record in Book 8739, page 753, said Register's Office; thence, with the line of Miller, North 31 deg. 53' 38" West 445.98 feet to an iron pin, a corner to the Dickerson Road Baptist Church Property; thence, with the line of the Dickerson Road Baptist Church Property, North 64 deg. 11' 21" East 693.18 feet to the point of beginning, and containing 6.39 acres, more or less.

Being the same property conveyed to Elizabeth Worsham by Warramty Deed from Catherine W. Kinle, dated 12/10/1993, of record in Book 9187, Page 70, Register's Office for Davidson County, Tennessee.

The said Elizabeth Worsham died intestate on 03/02/2008, leaving the said Robert L. Worsham, III, Nancy Jean McAllister, and Eva Elizabeth Thompson as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith in Instrument No. 202609140085228, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Jean Mcallister by Quitclaim Deed from Robert L. Worsham, III, Nancy Jean Mcallister, and Eva Elizabeth Thompson, Heirs at Law of Elizabeth Worsham, dated 02/02/2011, of record in Instrument 201102180013908, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1725 Williamson Road, Goodlettsville, TN 37072

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of September, 2026.

Nancy Jean McAllister

Nancy Jean McAllister

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Jean McAllister, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of September, 2026.

Lori Buie

Notary Public:
My Commission Expires: 12/22/27

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams, do hereby make oath that I am licensed attorney and/or 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 the law on 9-4-26.

AFFIANT

DATE: 9-4-26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 4th day of Sept., 2026.

NOTARY PUBLIC

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027