Karen Johnson Davidson County
Batch# 1480378 DEEDWARR
10/02/2026 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20261002-0091092

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/7/2030
(AFFIX SEAL)

MACY HUNTER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Kris M. Oliver, Attorney, Advance Title of Murfreesboro, Inc.
1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80610

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Advantage Homes LLC	New Owner	136050A00700000
(NAME)	(NAME)	
630 W Burton St		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER M. KELLER AND AYESHA KELLER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADVANTAGE HOMES LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 7, on the Plan of Bayview Estates, Phase One, as shown by plat appearing of record in Book 9700, page 920, erroneously referred to in prior deeds as Book 9700, page 797, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Christopher M. Keller, by Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated October 2, 2013, appearing of record in Instrument No. 20131008-0105585, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 316 Kottas Place, Nashville, TN 37217
(House No.) (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 successors 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 successors 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 30 day of September, 2024

Christopher M. Keller

Ayesha Keller

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 30 day of September 2024, before me personally appeared Christopher M. Keller and Ayesha Keller, 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 (or person's) free act and deed.

Notary Public

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

Printed Name: _____

Serial Number, if any: _____

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 9-30-26 (date of document).

Affiant Signature

10-1-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of October, 2026

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26