Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 189382 DEEDWARR
01/29/2019 11:24:30 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190129-0008469

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me this 16th day of January, 2019.

Notary Public – Kimbra Spann

My Commission Expires: 3/3/2019

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

18-0564

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jenkins Development Co., LLC		
174 Saundersville Road, #301	NEW OWNER	104-01-0-271.00
Hendersonville, TN 37075		

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

Ivan Kanski, unmarried and Kelly Kanski, unmarried,

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

Jenkins Development Company, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the Northeasterly part of Lot No. 46, on the Map of West End Annex as Subdivided by Sylvan Park Land Company, of record in Book 232, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 46 fronts 63.00 feet on the southerly side of Nebraska Avenue and runs back between parallel lines 108.0 feet, to a line in the rear, which measures 63.0 feet thereon.

Being the same property conveyed to Ivan Kanski and Kelly Kanski, husband and wife, as tenants by the entireties, by Quitclaim Deed from Ivan Kanski, a married man, joined by his spouse, Kelly Kanski, recorded at Instrument No. 20130705-0069694, Register's Office for Davidson County, Tennessee. Ivan M. Kanski and Kelly J. Kanski having been divorced pursuant to a Memorandum and Order dated August 28, 2017 filed in the Chancery Court for the 21st Judicial District at Williamson County, Tennessee.

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

This is improved property located at **4001 Nebraska Ave., Nashville, TN 37209.**

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, its successors and assigns, forever; and 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 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, its 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 15th day of January, 2019.

Ivan Kanski

Kelly Kanski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ivan Kanski, with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of January, 2019.

Notary Public – D. Shayne Adair

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/13/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kelly Kanski, with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of January, 2019.

Notary Public – D. Shayne Adair

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/13/2022