Karen Johnson Davidson County
Batch# 379343 **DEEDWARR**
03/30/2020 10:43:43 AM 2 pgs
Fees: $13.00 Taxes: $847.30

20200330-0033837

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 229,000.00**

Mary Kathy Kane Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOEL ALEX & RACHAEL LAUREN C. BAILEY	New Owner	**028-00-0-116.00**
5933 (NAME) ~~5912~~ **HIGDON ROAD**	(NAME)	
(ADDRESS) **JOELTON, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, MARY KATHY KANE BROWN, EXECUTRIX OF THE ESTATE OF JOSEPH W. KANE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEL ALEX AND RACHAEL ~~LAUREN~~ C. BAILEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, and described as Tract 7 according to a survey by G. Barry Greer and Associates dated January 12, 1972, revised February 3, 1972, not of record as follows:

Beginning at a point on the centerline of Higdon Road and running thence South 49° 16'west 221.5' along said centerline to a point; thence North 53° 33' west 456.3 feet to a stake in a fence; thence North 5° 15' east 140.0 feet to an iron pin; thence North 75° 20' east 193.7 feet more or less to an iron pin; thence North 11° 29' east 120.0 feet more or less to a stake; thence South 35° 40' east 531.0 feet to the point of beginning, containing 3.4 acres, more or less.

Being the same property conveyed to Joseph W. Kane and wife, Dorothy G. Kane from Joe Swafford and James M. Gunter by deed dated June 28, 1972 of record in Book 4620, page 226, Register's Office for Davidson County, Tennessee . The said Dorothy G. Kane having since died on March 20, 2019, leaving Joseph W. Kane the surviving tenant by the entirety. The said Joseph W. Kane having since died on April 4, 2019, testate, instructing his Executrix to sell said property. See Estate of Joseph W. Kane, Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 19P-913.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5933 HIGDON ROAD, JOELTON, TN 37080**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC

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.

Witness my hand this 26th day of March, 2020.

Mary Kathy Kane Brown
Executrix of the Estate of
Joseph W. Kane

MARY KATHY KANE BROWN,
EXECUTRIX OF THE ESTATE OF JOSEPH W. KANE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY KATHY KANE BROWN, EXECUTRIX OF THE ESTATE OF JOSEPH W. KANE,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2020.

My Commission expires: May 2, 2022

Lee A. Cohen
Notary Public

