Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ABR-20-940-129

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 389321 **DEEDWARR**
04/21/2020 12:52:43 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200421-0041765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $310,000.00.

Affiant

Subscribed and sworn before me this the 17 day of April, 2020.

Notary Public
My commission expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address of New Owner:
Michael Kane and Carli McLaughlin
940 Gale Lane #129
Nashville, TN 37204

Send Tax Bill to:
New Owner

Tax Information:
118-05-0A 043.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRADY KENT AND MICHELE KENT F/K/A MICHELE FIORE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL KANE AND CARLI MCLAUGHLIN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building 11, Apartment C, St. Martin Square, now known as 12 South Towers, on the Plan of record in Plat Book 4460, Page 186 amended at Instrument No. 20031107-0163683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brady Kent and Michele Fiore, as joint tenants with rights of survivorship, by deed from Janine D. Appleton, an unmarried woman, dated 07/05/2016, of record in Instrument No. 20160707-0069519, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 940 Gale Lane #129, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17 day of April, 2020

Brady Kent

Michele Fiore

Michele Kent f/k/a Michele Fiore

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brady Kent and Michele Kent f/k/a Michele Fiore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of April, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022