(2)

Karen Johnson
Batch# 410135
06/04/2020 01:15:01 PM
Fees: $13.00 Taxes: $1,975.80

Davidson County
DEEDWARR
2 pgs

20200604-0057567

DEED

GEORGETTE R. KENNEDY
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

R-VRES-20-3704

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine G. Skinner and John E. Hans, III	Shelter Lending Services	
(NAME) **3704 Lealand Lane**	(NAME) P.O. Box 740039	**118-13-0-106.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) Cincinnati, OH 45274	
(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 consideration, the receipt of which is hereby acknowledged, **KEVIN P. CAVALIER AND JULIE A. CAVALIER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE G. SKINNER AND JOHN E. HANS, III, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section One, Leawell of record in Plat Book 1835, Page 55, 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 Kevin P. Cavalier and Julie A. Cavalier, husband and wife by Warranty deed from Balletomane LP, a Georgia Limited Partnership of record in Instrument No. 20180511-0045418 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 11, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1835, Page 55, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3344, Page 266, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3704 Lealand Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 3rd DAY OF JUNE, 2020.

Kevin P Cavalier by Julie A. Cavalier as Attorney-in-Fact

Julie A. Cavalier by Kevin P. Cavalier as Attorney in Fact

Julie A. Cavalier

Julie A. Cavalier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE A. CAVALIER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN P. CAVALIER, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN P. CAVALIER.

Witness my hand and official seal, this the 3rd of June, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE A. CAVALIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212