Karen Johnson Davidson County
Batch# 413313 DEEDWARR
06/10/2020 03:00:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200610-0059570

**THIS INSTRUMENT PREPARED BY:**
BONE MCALLESTER NORTON PLLC
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

# WARRANTY DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Hey Dolly Tennessee Tenancy by the Entirety Trust<br>946 A Glendale Lane<br>Nashville, TN 37204 | Same | Map 132-05-0X<br>Parcel 001.00 |

KNOW ALL MEN BY THESE PRESENTS that we, GEORGE KITTLE and wife, CLAIRE KITTLE, as tenant by the entirety, hereinafter "Grantors", hereby transfer and convey unto the Trustees of the HEY DOLLY TENNESSEE TENANCY BY THE ENTIRETY TRUST u/t/a dated May 14, 2020, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit A of Homes at 946 Glendale Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 946 Glendale Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180827-0084523, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants at Homes at 946 Glendale Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180827-0084523, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to George Kittle and wife, Claire Kittle, as tenants by the entirety, by Warranty Deed from George Kittle and wife, Claire Kittle, of record in Instrument No.** 20200610-0059449 **, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 27th day of May, 2020.

**GRANTORS:**

GEORGE KITTLE

CLAIRE KITTLE

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared George Kittle and wife, Claire Kittle, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of May, 2020.

Notary Public

MICHAEL DUNIGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/6/2022

**THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).**

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.