Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YSB KW 20432

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $451,000.00.

Affiant

Subscribed and sworn before me this the 24th day of June, 2020.

Notary Public
My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 431195 **DEEDWARR**
07/06/2020 01:35:40 PM 2 pgs
Fees: $13.00 Taxes: $1,668.70

20200706-0072403

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nathanial Firestone-Oland 432 Marlowe Ct Nolensville, TN 37135	New Owner	186-04-0A 479.00

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, **SUSAN KANOUFF, AN UNMARRIED WOMAN,**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NATHANIAL FIRESTONE - OLAND AND KAILEY SPANGENBERG, 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 Lot No. 479 as shown on the Final Plat of Burkitt Place, Phase 2-1, recorded as Instrument No. 20130215-0015586 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Susan Kanouff, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 07/26/2013, of record in Instrument # 20130730-0079385, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 432 Marlowe Ct, Nolensville, TN 37135.

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 24th day of June, 2020.

Susan Kanouff

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Kanouff, 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 24th day of June, 2020.

My commission expires:

9-6-22

Notary Public

