Karen Johnson Davidson County
Batch# 479931 DEEDWARR
09/21/2020 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20200921-0108011

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

File No.: AGL-20-4204 Kan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Emily Duffy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Beutler and Mallary Beutler	KEYBANK NATIONAL ASSOC	091-16-0-179.00
(NAME)	(NAME)	
4204 Park Avenue Nashville, TN 37209	4910 TIEDEMAN RD BROOKLYN OH 44144	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JEREMY D. KANE AND TRACY D. KANE, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MALLARY BEUTLER AND SAMUEL BEUTLER, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs 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. 6, Block 1, on the Plan of Charlotte Park Addition to West Nashville, as of record in Book 57, Pages 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeremy D. Kane and Tracy D. Kane, husband and wife, by Warranty Deed from Allison Hanlon and husband, Gar Bo Wong, of record in Instrument No. 20110706-0051813, in the Register's Office of Davidson County, Tennessee, dated June 24, 2011 and recorded on July 06, 2011.

This instrument executed on behalf of Jeremy D. Kane by Tracy D. Kane pursuant to Power of Attorney recorded simultaneously herewith in Instrument No.___202009210108010_____ in Register's Office for Davidson County, Tennessee. Jeremy Kane being the same as Jeremy D. Kane. Tracy Kane being the same as Tracy D. Kane.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4204 Park Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 17th day of September, 2020

Jeremy D. Kane by Tracy D. Kane as attorney in fact

Tracy D. Kane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2020, before me personally appeared Tracy D. Kane, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2020.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2020, before me personally appeared Tracy D. Kane, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged to be the person who executed the foregoing instrument on behalf of Jeremy D. Kane and who acknowledged they executed the same as the free act and deed of the said Jeremy D. Kane.

Witness my hand, at office, this 17th day of September, 2020.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

