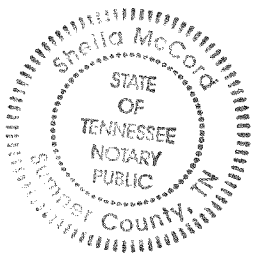
Karen Johnson Davidson County
Batch# 523494 DEEDWARR
12/02/2020 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20201202-0140100

| | |
|---|---|
|  (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $339,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of November, 2020.<br><br>Notary Public<br><br>My commission expires: 2/1/23 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

**WARRANTY DEED**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kanan Vitolo** | **New Owner** | **072-05-0-100.00** |
| **3001 Keeling Avenue** | | |
| **Nashville, TN 37216** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Rachel Anna Milligan, now married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kanan Vitolo, unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot Nos. 51 and 52 on the Plan of Subdivision of the Casper Zopfi Place, of record in Plat Book 332, Page 167, Register's Office for Davidson County, Tennessee, being the northerly 50 feet of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-Subdivision of part of Lot Nos. 51, 52, and 53, of the Casper Zopfi Place, not of record, described, according to survey made by Ben M. Moore, Jr., Surveyor, March 25, 1947, as follows:

Beginning on the easterly margin of Keeling Avenue, at a point 156.2 feet North of the northeast corner of said Avenue, and Trinity Lane, thence with said Avenue northwardly 50 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots eastwardly 150 feet; thence southwardly 50 feet; thence north 86 deg. 30 min. west 150 feet to the beginning.

Being the same property conveyed to Rachel Anna Milligan, unmarried, by Warranty Deed, from April O'Connor and Michael J. O'Connor, wife and husband, dated August 7, 2017, of record in Instrument No. 20170809-0081574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3001 Keeling Avenue, Nashville, TN 37216.

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 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 GRANTEES, 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 20th day of November, 2020.

Rachel Anna Milligan

Rachel Anna Milligan

*Foster A. Loven, spouse of Rachel Anna Milligan, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

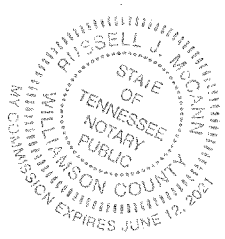
Foster A. Loven

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Rachel Anna Milligan and husband, Foster A. Loven**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2020.

Notary Signature
My commission expires:




File #: 20-714
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

# CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

