Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED, SIXTY-FIVE THOUSAND DOLLARS, AND NO CENTS ($565,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 566468 DEEDWARR
02/03/2021 11:08:00 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20210203-0015451

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ryan Grab and Kalene G. Oliveira (NAME)	**NEW OWNER** (NAME)	**07207010900**
1405 Kirkland Avenue Nashville, Tennessee 37216 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29st day of January, 2021, the undersigned, **JOHN H AN NA, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **RYAN GRAB, A SINGLE MAN, AND KALENE G. OLIVEIRA, A SINGLE WOMAN,*** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1405 KIRKLAND AVENUE, NASHVILLE, TENNESSEE 37216** and more particularly described as follows:

*AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Tax Map and Parcel No. 72-7-109 and part of Lots 16 and 18 L.A. Warren's Resubdivision of Block "C" R.M. Dudley's Subdivision as recorded in Book 843, Page 102 of the Davidson County Register's Office to which reference is hereby made for a more complete and accurate legal description.

Beginning at a concrete monument in the Southerly margin of Kirkland Avenue, thence South 190 feet to the Northerly line of Lot 12; thence East 70 feet to an iron pin; thence North 210 feet to a point in the Southerly margin of Kirkland Avenue; thence along the Southerly margin of Kirkland Avenue 70 feet to the point of beginning. Included in this description is the Northerly portion of the lot between the TVA easement and the present margin of Kirkland Avenue which has inured to the benefit of the holder of the Fee Title by adverse possession, such tract having been openly and notoriously held continuously held since 1930. Being the same property conveyed to John Hanna, by Warranty Deed from Rootdev, LLC, of record in Instrument No. 20170503-0043555, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 3, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declarations of Covenants Conditions and/ or Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of January, 2021.

GRANTOR: JOHN HANNA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JOHN HANNA**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of January, 2021.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY