This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11425-DJ

Karen Johnson Davidson County
Batch# 618423 **DEEDWARR**
04/19/2021 03:55:33 PM 2 pgs
Fees: $13.00 Taxes: $2,997.00

20210419-0052363

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$810,000~~.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2021.

Notary Public
My Commission Expires: 8/31/2024

BRITTNEY SHAMIA HERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kent Tyler Basile<br>1032 Scovel Street<br>Nashville, TN 37208 | New Owner | 132-14-0-026 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Klane Maples, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kent Tyler Basile, an unmarried man**, hereinafter called the Grantee(s), his 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 all of Lot No. 3, H.G. Lowe's Subdivision, being part of Lot 3 of the John Overton Estate, according to survey and plat of same appearing of record in Plat Book 1424, page 46, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 150 feet on the southerly side of Battery Lane and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Klane Maples, unmarried by Warranty Deed from Lathrop Real Estate Holdings, LLC, dated July 7, 2017, recorded July 12, 2017, of record in Instrument No. 20170712-0070193, Register's Office for Davidson County, Tennessee.

This is improved property located at: **835 Battery Lane, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 16th day of April, 2021.

GRANTOR:

Klane Maples

STATE OF TENNESSEE
COUNTY OF Sevier

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Klane Maples, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2021.

BRITTNEY SHAMIA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public
My Commission expires: 8/31/2024