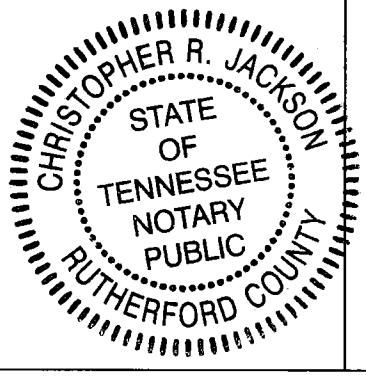
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000.00

Claire Kuck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: February 10, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kuck and Claire Kuck	CFBank, National Association	11705011500
(NAME)	(NAME)	
3505 Foxhall Road	7000 N. High Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Worthington, OH 43085	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 30th day of APRIL, 2021, by and between **Shaila Menees and James Menees, wife and husband,** party of the first part, and **David Kuck and Claire Kuck, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22, 23 of Block "A" of the Woodmont Boulevard Tract and described according to a copy of a survey thereof made March 1, 1941, by A.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the west margin of Foxhall Road, at the corner of Lots Nos. 23 and 24; said point being 105 feet north of the north margin of Wimbledon Road; thence with the line between lots Nos. 23 and 24, westerly 151.7 feet to a point; thence northerly 100 feet to the corner of Lots Nos. 19 and 20; thence with the line between said lots, easterly 152.5 feet to the west margin of Foxhall Road; thence with the margin of the same, southerly 100 point of beginning.

Being the same property conveyed to Shaila Menees and James Menees, wife and husband by Warranty Deed from Michael A. Morse and wife, Jillian B. Morse, dated 06/01/2015 and recorded 06/08/2015, of record in Instrument 201506080053647, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

Karen Johnson Davidson County
Batch# 627346 DEEDWARR
05/03/2021 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $5,124.50
20210503-0058826

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Shaila Menees

James Menees

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shaila Menees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of MARCH, 2021.

Commission expires:

ROBERT A. MULLINS STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 7, 2023 DAVIDSON COUNTY

Notary Public

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Menees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of MARCH, 2021.

Commission expires:

ROBERT A. MULLINS STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 7, 2023 DAVIDSON COUNTY

Notary Public

EXHIBIT "A"

----------LEGAL DESCRIPTION----------

Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22, 23 of Block "A" of the Woodmont Boulevard Tract and described according to a copy of a survey thereof made March 1, 1941, by A.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the west margin of Foxhall Road, at the corner of Lots Nos. 23 and 24; said point being 105 feet north of the north margin of Wimbledon Road; thence with the line between lots Nos. 23 and 24, westerly 151.7 feet to a point; thence northerly 100 feet to the corner of Lots Nos. 19 and 20; thence with the line between said lots, easterly 152.5 feet to the west margin of Foxhall Road; thence with the margin of the same, southerly 100 point of beginning.

Being the same property conveyed to Shaila Menees and James Menees, wife and husband by Warranty Deed from Michael A. Morse and wife, Jillian B. Morse, dated 06/01/2015 and recorded 06/08/2015, of record in Instrument 201506080053647, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

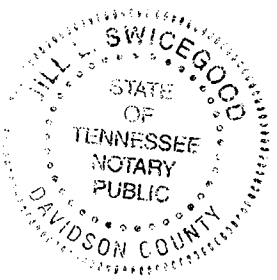
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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