051 08 0 175.00

THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:
Robert L. Marlow, Attorney
Marlow Properties, LLC
322 Douglas Avenue
Knoxville, Tennessee 37921.

Grantor Name, address and phone:
JOHN PATRICK KANE, JR & WIFE
306 Milliken Bend
Madison, Tennessee 37115

Grantee Name, address and phone:
FRANK ROBERT MEEUWIS
315 East Due West Avenue
Madison, Tennessee 37115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of one dollar ($1.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, JOHN PATRICK KANE, JR, his wife, ALLINE WILBURN KANE having pre-deceased him on 29 March 2021, (hereafter "Grantor"), has this day bargained and sold, and hereby bargain, sell, transfer, convey and confirm unto FRANK ROBERT MEEUWIS, a married man, residing at 315 East Due West Avenue, Madison, Tennessee 37115, (hereafter "Grantee"), the following described premises, to wit:

BEING lot No. 13 on the Plan of George F. Roth's Re-subdivision of lots Nos. 19 and 23 in the Montague Subdivision, not of record, described according to a survey made by Dorris Boner, ~~Surveyor~~, April 24, 1946, as follows:

BEGINNING on the southeasterly margin of Milliken Bend at the southwest corner of lot No. 14 on said survey; thence with the line between said lots Nos. 13 and 14, southwestwardly 313 feet to the northwesterly line of lot No. 12; thence with the line between said lots Nos. 12 and 13, southwestwardly 91.25 feet to the southwesterly corner of said lot No. 12, being 200 feet northeasterly from the northeasterly margin of Due West Avenue; thence northwestwardly, 200 feet from and parallel to the northeasterly margin of said Avenue, 333.5 feet to the southeasterly margin of said Bend; thence with same, northeasternwardly 92.25 feet to the BEGINNING.

BEING the real property conveyed to John Patrick Kane, Jr., and wife, Alline Wilburn Kane, by Installment Deed from Zona Robinson, on 13 November 1957, of record in book 2703, page 468, Register's Office of Davidson County.

Property Address: 306 Milliken Bend, Madison, Tennessee 37115

Parcel/Tax ID: 051 08 0 175.00

The above descriptions are from previous deeds of record, no boundary line survey having been made at the time of this conveyance.

SEND TAX STATEMENTS TO GRANTEE

Karen Johnson Davidson County
Batch# 676874 **DEEDWARR**
07/14/2021 02:39:50 PM 2 pgs
Fees: $13.00 Taxes: $551.30

20210714-0094841

This conveyance is made subject to all applicable restrictions, easements, building setback lines, and other matters pertaining to the property herein of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining to the Grantee, Grantee's heirs and assigns, in fee simple, forever.

The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee of the aforesaid real estate; that the Grantor has good right to sell and convey the same; that the same is unencumbered except back taxes disclosed to the Grantee and taxes not yet due for the taxable year 2021 constituting a lien, which are assumed by Grantee; and that Grantor warrants the title and quite possession and will forever defend against lawful claims of all persons.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set its hand and seal as of this 14th Day of July 2021.

JOHN PATRICK KANE, JR.

State of TENNESSEE)
County of DAVIDSON)

On the 14th day of July 2021 before me, a Notary Public, personally appeared, JOHN PATRICK KANE, JR., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged to me that she is executing this instrument to convey title.

Witness my hand and official seal of office on this 14th day July 2021.

R. Bentley Marlow, NOTARY PUBLIC
My Commission Expires: 5 September 2022

ROBERT BENTLEY MARLOW STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

State of TENNESSEE)
County of DAVIDSON)

I hereby affirm that the actual consideration for this transfer is $149,000.00

FRANK ROBERT MEEDWIS

SWORN TO AND SUBSCRIBED before me, a Notary Public, on this 14th day of July 2021.

ROBERT BENTLEY MARLOW STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

R. Bentley Marlow, NOTARY PUBLIC
My Commission Expires: 5 September 2022

SEND TAX STATEMENTS TO GRANTEE