WARRANTY DEED

Karen Johnson Davidson County
Batch# 677626 **DEEDWARR**
07/15/2021 12:02:05 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210715-0095332

G-SB-TG-21-731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Kalen and Sarah Kalen	Movement Mortgage	
(NAME)	(NAME)	
731 Harpeth Trace Drive	8024 Calvin Hall Rd	**143-02-0C-023.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY LOUISE HOWELL ROSSIGNOL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN KALEN AND SARAH KALEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 23-A, on the Plan of Harpeth Knoll, of record in Plat Book 5200, Page 764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Louise Barrack by Warranty deed from Michael N. Yoshimura, unmarried of record in Instrument No. 20040514-0056766 Register's Office for Davidson County, Tennessee, dated May 12, 2004 and recorded on May 14, 2004.

Mary Louise Barrack is now know as Mary Louise Howell Rossignol. The above referenced property has never been a principal marital residence for the Grantor.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 764, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6280, Page 478, as amended in Instrument No. 20070405-0041277, amended in Instrument No. 20170421-0039040and Instrument No. 20200506-0047306 , Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 6280, Page 486, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Book 6272, Page 636, as amended in Book 8176, Page 699, in the Register's Office for Davidson County, Tennessee.
• Conveyance of common area to HOA of record in Book 6353, Page 228, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.
• Deed(s) of Conveyance to Metropolitan Government of Nashville and Davidson County for water and sewerage services of record in Book 7121, Pages 235 and 291, in the Register's Office for Davidson County, Tennessee.
• Grant of PAD Mounted Transformer Easement to Metropolitan Government of record in Book 7465, Page 719, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **731 Harpeth Trace Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF JULY, 2021.

Mary Louise Howell Rossignol by Kate Nyquist, Attorney in Fact

Mary Louise Howell Rossignol
by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY LOUISE HOWELL ROSSIGNOL, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY LOUISE HOWELL ROSSIGNOL.

Witness my hand and official seal, this the 7th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212