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

2021-726

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

(Affiant)

Sworn to and subscribed before me this 12th day of August, 2021.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 697307 DEEDWARR
08/13/2021 12:04:36 PM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20210813-0109615

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: NOVEMBER 6, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
John F. Kleiner and Stephanie S. Kleiner (NAME)	New Owner (NAME)	**133-02-0-008.00**
(ADDRESS) 4806 Wyoming Ave Nashville, TN 37209	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David C. Consoli and Suzanne L. Consoli, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John F. Kleiner and Stephanie S. Kleiner, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 23 on the Plan of William Lee Subdivision of Roth Property of record in Book 1130, Page 67, 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 all the same property conveyed to David C. Consoli and Suzanne L. Consoli, husband and wife, by deed from Mark Champion and Julia Champion, husband and wife, of record in Instrument No. 20180420-0037479, Register's Office for Davidson County, Tennessee.

For Information Purposes Only - This is improved property commonly known as: 242 Sunrise Ave., Nashville, TN 37211.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes or special assessments which are not shown as existing liens by the public records, (7) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment and, (8) Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2021.

David C. Consoli

Suzanne L. Consoli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of August, 2021, before me personally appeared David C. Consoli and Suzanne L. Consoli, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of August, 2021.

Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022