WARRANTY DEED

Karen Johnson Davidson County
Batch# 705838 DEEDWARR
08/27/2021 11:13:08 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210827-0115967

MJ-SB-NM-21-1164B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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)
Matthew David Kass and Stephanie Michelle Hall Kass	**NEW OWNER**	
(NAME)	(NAME)	**061-12-0-227.00**
1164 B Greenland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JONATHAN KASS AND LINDA RONIS-KASS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW DAVID KASS AND STEPHANIE MICHELLE HALL- KASS, 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 Lot No. 2 on the Plan of Final Plat, Resubdivision of a Portion of Lots 32 & 34 on the Plan of the Subdivision of Part of The Greenland Tract of record in Plat at Instrument No. 20161102-0116012, 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 Jonathan Kass and Linda Ronis-Kass by Warranty deed from Douglas R. Johnson and Jennifer Lea Mullins K/N/A Jennifer Lea Johnson of record in Instrument No. Jonathan Kass and Linda Ronis-Kass Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 01, 2017.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 421, Page 40 and re-subdivided in Instrument No. 20161102-0116012, 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: **1164 B Greenland Ave, Nashville, Tennessee 37216**.

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 25th DAY OF AUGUST, 2021.

Jonathan Kass by Ryan Terrell, Attorney-in-Fact

Linda Ronis-Kass by Ryan Terrell, 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, RYAN TERRELL, 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 JONATHAN KASS AND LINDA RONIS-KASS, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN KASS AND LINDA RONIS-KASS.

Witness my hand and official seal, this the 24th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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