Karen Johnson Davidson County
Batch# 721930 DEEDWARR
09/22/2021 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20210922-0127542

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $388,000.00

Rachel Minton
Affiant

Subscribed and sworn to before me, this 15 day of September, 2021

Kimberly D Hicks
Notary Public
My commission expires: 2-21-22

Address of New Owner:	Send Tax Bills to:	Tax Information
Shane Eric Caudill 5236 Greenleaf Dr Nashville, TN 37211	Shane Eric Caudill 5236 Greenleaf Dr. Nashville, TN 37211	161-08-0-103.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lana J. Kantosky, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shane Eric Caudill and Anna Marie Caudill, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Reserve Parcel "B" Greenleaf Heights, as of record in Plat Book 6200, page 665, as amended in Book 7426, page 454, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Lana J. Kantosky, unmarried, by Warranty Deed from Carolyn Ferguson, unmarried, dated January 12, 2007 of record in Instrument No. 20070118-0007443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 5236 Greenleaf Dr, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 15th day of September, 2021.

Lana J. Kantosky

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lana J. Kantosky,** the bargainor(s), 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 and official seal at Franklin, Tennessee, this the 15th day of September, 2021.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2021087182

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/15/21.

Kimberly D Hicks
Affiant
Date: 9/15/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of September, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON