Karen Johnson Davidson County
Batch# 731887 DEEDWARR
10/08/2021 11:00:09 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20211008-0135526

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Jared Cluff and Giovanna Orsino 120 Clearlake Dr. E Nashville, TN 37217

Order Number: 71210714-D - 7715197

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Daniel J. Kane and Sheila E. Kane, Husband and Wife**, for Three Hundred Twenty-Nine Thousand Dollars and 00/100 ($329,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Jared Cluff and Giovanna Orsino, Husband and Wife**, as tenants by the entireties whose address is 120 Clearlake Dr. E, Nashville, TN 37217, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 184 on the Plan of Priest Lake Park, Section IV, as of record in Book 4460, Pages 15, 16 and 17, Register's Office for said County, to which plan reference is made or a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Restrictions of record in Book 4505, Page 774, in the Register's Office of Davidson County, Tennessee.

All other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 13607011700
Street address of property: 120 Clearlake Dr. E, Nashville, TN 37217
Prior Instrument Reference by which Grantor(s) acquired title: Book 5605, Page 379 in the Register's Office, Davidson County, Tennessee.

Signed this 29th day of September, 2021.

Signature of Grantor(s):

Daniel J. Kane

Sheila E. Kane

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 29th day of September, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Daniel J. Kane and Sheila E. Kane, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Erica Davis
Notary Public

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Property Address: 120 Clearlake Dr. E, Nashville, TN 37217
Tax Parcel: 13607011700

Oath of Consideration

I or we, Sheila E Kane Daniel J. Kane, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $329,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 29th day of September, 2021.

Signatures of Affiant(s):

David J Kane Sheila E. Kane

Sworn and subscribed before me this 29th day of September 2021

Erica Davis
Notary Public

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024