Karen Johnson Davidson County
Batch# 738882 DEEDWARR
10/18/2021 03:36:19 PM 2 pgs
Fees: $13.00 Taxes: $784.40
20211018-0139878

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Keano Kalani, a single man
748 Lake Terrace Drive
Nashville, TN 37217

MORTGAGEE
Atlantic Union Bank
1800 Robert Fulton Dr.
Suite 350
Reston, VA 20191

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
150-02-0-164.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Gary Bryant, a married man** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Keano Kalani, a single man and Malia Kalani, a single woman, as tenants in common** hereinafter called the Grantees, their heirs and assigns, a 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. 42-A on the Zone Lot Division of Lots 16, 17, 25 through 33 and Lots 37 through 45, Harbor Gate, Section One - Revised, as of record in Plat Book 6250, Page 638, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Bryant by Warrant Deed from Danielle S. Saunders, unmarried, dated August 31, 2011, of record in Instrument No. 20110906-0068783, Register's Office for Davidson County, Tennessee.
Spouse does not join in this conveyance as this is not their primary residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Restrictive Covenants of record in Book 6221, Page 253, Book 6486, Page 436, Book 6501, Page 550, Book 6597, Page 157 as re-recorded in Book 6599, Page 984, and Plat Book 6250, Page 638; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 703, Plat Book 5200, Page 712, and Plat Book 6250, Page 638, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **748 Lake Terrace Drive Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-CRE-21-748

Witness our hands this 12th day of October, 2021.

Gary Bryant

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary Bryant, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2021.

Tina D. Brown
NOTARY PUBLIC

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

My Commission Expires: 12-18-2021

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $212,000.00.

Stephanie Woodall
AFFIANT

Subscribed and sworn to before me this 12th day of October, 2021.

Katie Vincent
NOTARY PUBLIC

My Commission Expires: 3-3-2025

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025
DAVIDSON COUNTY