Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 748878 DEEDWARR
11/03/2021 11:37:01 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00

20211103-0147104

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36672-10-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2021. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel Gallaher Howard Thompson 902 McClurkan Avenue Nashville, TN 37206	New Owner	Map and Parcel No.: 072 13 0 116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kevin Kazlauskas, a married man, and Anthony Kazlauskas, a married man ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Rachel Gallaher, a single woman, and Howard Thompson, a single man, as tenants in common with right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 902 McClurkan Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantors represent and warrant that the subject property has never been either Grantor's marital residence.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument effective as of the 1st day of November, 2021.

GRANTORS:

Kevin Kazlauskas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Kazlauskas, 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, at office, this 1st day of November, 2021.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES SEPTEMBER 8, 2025

GRANTORS (Continued):

Anthony Kazlauskas

STATE OF Florida

COUNTY OF St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Kazlauskas, 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, at office, this 25th day of October, 2021.

Cody Van Zante
Notary Public
State of Florida
Comm# HH043370
Expires 9/16/2024

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Easterly part of Lots Nos. 59 and 60 on the Map of Springdale Subdivision, Being a Resubdivision of Lots No. 64 to 80, Both Inclusive, No. 119 to 173 Both Inclusive in Trevecca Subdivision of Renraw of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Kazlauskas, an unmarried man, and Anthony Kazlauskas, a married man, tenants in common with right of survivorship, by Warranty Deed from Gerald Lee Coyle and wife, Ninfa Coyle, of record in Instrument No. 20120705-0058943, in the Register's Office of Davidson County, Tennessee, dated July 02, 2012 and recorded on July 05, 2012.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, a lien, not yet due and payable, and assumed by Grantees.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Springdale Subdivision, Being a Resubdivision of Lots No. 64 to 80, Both Inclusive, No. 119 to 173 Both Inclusive in Trevecca Subdivision of Renraw, as recorded in Plat Book 974, Page(s) 18.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20090504-0040725 and Instrument No. 20171121-0119654.

4. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5666, Page 637.

5. Easement recorded in Book 1224, Page 585 and Book 5885, Page 867.