Karen Johnson Davidson County
Batch# 767463 DEEDWARR
12/03/2021 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211203-0160778

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of November, 2021. Notary Public My commission expires: 10/23/2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Warriner Combs **Kristin Dee Combs** **Darlene Hubbard Stout** **William Edward Stout**	New Owner	**Map 133-08-0 Parcel 046.00**
212 Nunley Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ethan Kaiser and Julie Kaiser, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Warriner Combs and Kristin Dee Combs, husband and wife, and Darlene Hubbard Stout and William Edward Stout, husband and wife

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. 106 on the Plan of Valley View Meadows, Section Three, of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ethan William Kaiser, unmarried man,by Deed dated May 16, 2017, from Sammie L. Weakley, a single woman, of record in Instrument No. 20170518-0049301, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed dated July 10, 2020, to Ethan Kaiser and Julie Kaiser, husband and wife as tenants by the entireties, from Ethan Kaiser, also known as Ethan William Kaiser, a now married man joined by his wife, Julie Kaiser, of record in Instrument No. 20200728-0082454, said Register's Office.

This instrument is being executed on behalf of Ethan William Kaiser and Julie Kaiser, pursuant to a Power of Attorney executed by them on the 17th day of November, 2021 of record in Instrument No. —202112030160777——, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 3700, Page 93, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 3673, Page 439 and Book 3770, Page 214, and made applicable to Section 3 in Book 4065, Page 227, and further amended in Book 4082, Page 106, Register's Office for Davidson County, Tennessee. 3) Easement for sanitary sewer line of record in Book 3182, Page 261, said Register's Office. 4) Easement to the City of Nashville for a trunk sanitary sewer of record in Book 3498, Page 196 and Book 3504, Page 80, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **212 Nunley Drive, 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 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.

Witness my/our hand(s) this **30th** day of **November, 2021.**

Ethan Kaiser by Diana Aubin
Attorney-in-Fact

Ethan Kaiser by Diana Aubin, Attorney-in-Fact

Julie Kaiser by Diana Aubin
Attorney-in-Fact

Julie Kaiser by Diana Aubin, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DA IDSON)

On this 30th day of November, 2021, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Diana Aubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-fact for Ethan Kaiser and Julie Kaiser and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Ethan Kaiser and Julie Kaiser for the purpose therein contained, by signing the name of Ethan Kaiser and Julie Kaiser, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2021.**

Notary Public

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/23/2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, 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 11-30, 2021.

Affiant
Date: December 1, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY