WARRANTY DEED

File #22061
Karen Johnson Davidson County
Batch# 823553 **DEEDWARR**
03/17/2022 10:01:31 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20220317-0031045

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. DeSalvatore	NEW OWNER	-161-01-0B-092.00-CO
(NAME)	(NAME)	
5420 Cochran Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alan F. Kaplan and wife, Carol F. Kaplan,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel A. DeSalvatore and Emily DeSalvatore, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 32nd Councilmanic District of Davidson County, Tennessee, Being Lot No. 85 on the Final Plat of Phase Two, Aberdeen Woods, a Planned Unit Development, of record in Book 9700, pages 848-849, said Register's Office, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Alan F. Kaplan and wife, Carol F. Kaplan by Warranty deed from Zaring Homes, Inc of record in Book 11762, page 740 Register's Office for Davidson County, Tennessee, dated November 30, 1999 and recorded on December 01, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5420 Cochran Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 11th day of March, 2022.

Alan F. Kaplan

Alan F. Kaplan

Carol F. Kaplan

Carol F. Kaplan

STATE OF South Carolina
COUNTY OF Lexington

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Alan F. Kaplan and Carol F. Kaplan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

My commission expires: 2/17/2031

Tatia Toney
Notary Public

TATIA TONEY
NOTARY PUBLIC
MY COMM. EXPIRES
02/17/2031
STATE OF SOUTH CAROLINA

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027