THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220339824

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $799,900.00.

Tracey Perry
Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 833048 DEEDWARR
04/01/2022 10:26:36 AM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20220401-0037906

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristopher Kast and Christina Marie Kline-Quiroz 307 Greenway Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 05 0 331.00

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, **Terry L. Ward, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristopher Kast and Christina Marie Kline-Quiroz, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of Richland Realty Co's First Addition to Subdivision "B" as of record in Plat Book 332, Page 174, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Terry L. Ward, Unmarried, by Warranty Deed from Leonard Owen Vaughan, as to a One-Half (1/2) Undivided Interest, and Margo Vaughan Sanders, as to an One-Half (1/2) Undivided Interest, of record in Instrument No. 20020403-0040250, in the Register's Office of Davidson County, Tennessee, dated March 22, 2002 and recorded on April 03, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co's First Addition to Subdivision "B", as recorded in Plat Book 332, Page(s) 174.

This is improved property located at 307 Greenway Avenue Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 31st day of March, 2022.

Terry L. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry L. Ward, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024