164-22

Karen Johnson Davidson County
Batch# 863099 DEEDWARR
05/26/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $7,659.00
20220526-0061359

Warranty Deed

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,070,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2022.

Notary Public

My commission expires: 4-17-23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gilbert W. McCarter	Volunteer State Bank	103-04-0U-001.00
117-A 46th Avenue N.	2019 Memorial Blvd.	
Nashville, TN 37209	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH KANAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GILBERT W. MCCARTER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A, on the plan of 117 46th Avenue Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20191107-0114987, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Joseph Kanan, unmarried by Warranty deed from Christopher Barnhizer and wife, Mackenzie Barnhizer of record in Instrument No. 20210716-0096124 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 16, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 117A 46th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2022.

Joseph Kanan

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Kanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of May, 2022.

Notary Public

My Commission Expires: 7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 am a licensed attorney and/or the 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 July 1, 2021. Document Dated MAY 20, 2022.

Kimberly Minter

Affiant Signature

Dated 5/20/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 20TH day of MAY, 2022.

Teresa Taylor

Notary Signature

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-17-23

Notary's Seal (if on paper)