Karen Johnson Davidson County
Batch# 866117 DEEDWARR
06/01/2022 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220601-0063452

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17262-LV

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES MAY 5 2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 24th day of May, 2022.

Eliza Whitfield
Notary Public
My Commission Expires: 5-5-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Richard Kanan 4914 Log Cabin Road Nashville, TN 37216	First Vision Bank of TN 372 W Northfield Blvd Murfreesboro, TN 37129	061 04 0A 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mark Jason Kickbusch and Nicole Elizabeth Harmon, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph Richard Kanan, unmarried man,** hereinafter called the Grantee(s), his 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 A as shown as Exhibit "B" to the Declaration of Covenants, Conditions and restrictions for Homes at 4914 Log Cabin Road, of record in Instrument No. 20160517-0049059 as amended in Instrument No. 20210310-0031108, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Jason Kickbusch and Nicole Elizabeth Harmon, husband and wife, by Warranty Deed from Edith Cloyd and spouse, Kathryn Silverstein, of record in Instrument No. 20190422-0036828, in the Register's Office of Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019.

This is improved property located at: **4914 Log Cabin Road, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24th day of May, 2022.

GRANTOR:

Mark Jason Kickbusch

Nicole Elizabeth Harmon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark Jason Kickbusch and Nicole Elizabeth Harmon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202206010063452

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I 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 May 27, 2022 (date of document).

Affiant Signature

May 27, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL