PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 882825 DEEDWARR
07/01/2022 10:30:35 AM 2 pgs
Fees: $13.00 Taxes: $3,376.25

20220701-0076560

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DM) Title No.: 62693
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Meagan H. Casey Peter M. Casey 160 Woodmont Boulevard Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11604001800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$912,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathy Ann Ganske, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Meagan H. Casey and Peter M. Casey, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being the northerly 50 feet of Lot No. 105 of Kenner Manor Land Company's Second Subdivision of the Kenner Tract as shown on plat of record in Plat Book 421, page 100, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50 feet on the northeasterly side of Woodmont Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Kathy Ann Ganske by warranty Deed from Joel Chandler Meredith, an unmarried person, dated march 22, 2017 and recorded on March 23, 2017, of record in Inst. No. 20170323-0028677, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022 and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 100, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 3932, page 919, said Register's Office.

This is improved property, known as 160 Woodmont Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2022

Kathy Ann Ganske

Kathy Ann Ganske

State of Tennessee

County of Davidson

On this 30th day of June, 2022, before me the undersigned authority, personally appeared Kathy Ann Ganske, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTIE W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $912,500.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2022

Notary

My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023