Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

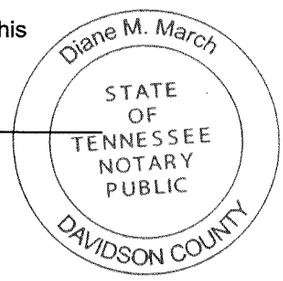
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $828,000.00.

Megan Parker
Affiant

Subscribed and sworn to before me this 12th day of July, 2022.

Notary Public
My Commission Expires: 1-11-26




Karen Johnson Davidson County
Batch# 888022 DEEDWARR
07/13/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,063.60
20220713-0080337

2022-323

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Evan Stuart Kaplan and Jillian Jacobs Kaplan | New Owner | |
| 1308A Pillow Street | | 105 07 0K 001.00 |
| Nashville, TN, 37203 | | |

## WARRANTY DEED

For and in 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

**Rhett Douglas and Caroline Douglas, husband and wife,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Evan Stuart Kaplan and Jillian Jacobs Kaplan, husband and wife,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Unit A, as shown in the Declaration of Covenants, Conditions, and Restrictions for Pillow Street Townhomes of record in Instrument Number 20140408-0029194, as amended in Instrument No. 20140411-0030403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**BEING the same property conveyed to Rhett Douglas and Caroline Douglas, husband and wife from Max Khazanov, married by Warranty Deed, recorded October 3, 2014, as Instrument No. 20141003-0091615 at Register of Deeds in Davidson County, Tennessee.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **1308A Pillow Street, A, Nashville, TN 37203.**

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 our hands this 12th day of July, 2022.

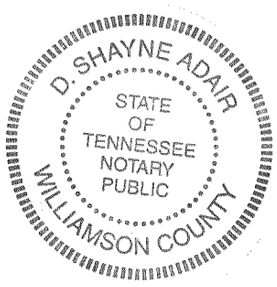
Rhett Douglas

Caroline Douglas

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2022.




Notary Public: D. Shayne Adair
My Commission Expires: 06/14/2026

## True Copy Certification

I, **Diane March,** 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 this the 12th day of July, 2022.

Affiant Signature
Date 07/12/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

