Karen Johnson Davidson County
Batch# 894446 DEEDWARR
07/27/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220727-0085608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/2024

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey M. Kane and Mary M. Kane	Same as New Owner	
	(NAME)	
2949 Claylick Rd		022-00-0-111.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Glenn Kane and wife, Mary Lou Kane, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey M. Kane and Mary M. Kane, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying and being the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning in Caroline Riley's East line at a point 6 feet southwest of her northeast corner, said point being 25 feet from center of Claylick Road; thence South 71 degrees 57 minutes East with Claylick Road right-of-way line a distance of 98 feet; thence South 41 degrees 27 minutes 86.4 feet; thence South 59 degrees 30 minutes West 360 feet; thence North 28 degrees 30 minutes East 324 feet to the point of beginning and containing 8/10ths of an acre, more or less.

Being a portion of the same property conveyed to Glenn Kane and wife, Mary Lou Kane by Warranty Deed from Henry Thomas Brady, a single man and Henry Thomas Brady, a single man, sole beneficiary under the terms of the Last Will and Testament of Alice N. Brady, deceased of record in Instrument No. 20060918-0114972, Register's Office for Davidson County, Tennessee, dated September 14, 2006 and recorded on September 18, 2006.

A perpetual and nonexclusive easement for ingress and egress to Claylick Road is reserved by Glenn Kane and wife Mary Lou Kane, their heirs and assigns, for the benefit of their adjacent properties being demonstrated on Tax Map 22, Parcels 112 and 246.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2949 Claylick Rd, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 26th day of July, 2022.

WARRANTY DEED

(Continued)

Glenn Kane

Mary Lou Kane

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn Kane and wife, Mary Lou Kane, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2022.

Notary Public

DANIEL VISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2025

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 26TH day of July, 2022.

Date: 07-26-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 26TH day of July, 2022.

My commission expires 7/9/2024.

