Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220842253

Karen Johnson Davidson County
Batch# 919588 **DEEDWARR**
09/21/2022 10:48:47 AM 2 pgs
Fees: $13.00 Taxes: $1,883.30

20220921-0104946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $509,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Micah J. Blount and Anna M. Blount 248 Franklin Limestone Road Nashville TN 37217	New Owner	Tax Parcel ID No. 135-00-0-389.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith Anton Kolanda and Jay Michael Kolanda, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Micah J. Blount and Anna M. Blount, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Whitmore Subdivision of record in Plat Book 7900, Page 375, 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 a portion of the same property conveyed to Judith Anton Kolanda and Jay Michael Kolanda, wife and husband by Quitclaim deed from Judith Anton Kolanda, married to Jay Michael Kolanda of record in Instrument No. 20220404-0038366 Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on April 04, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 375, Register's Office for Davidson County, Tennessee.

Agreement for Dedicated of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8766, Page 392, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 248 Franklin Limestone Road Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors warrants this instrument is effective as of the 20th day of September, 2022.

Judith Anton Kolanda

Jay Michael Kolanda

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith Anton Kolanda and Jay Michael Kolanda, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2022.

Notary Public
My Commission Expires: _____

