Karen Johnson Davidson County
Batch# 928138 DEEDWARR
10/11/2022 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20221011-0111647

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

22004544

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Kalanoc	Same Owner	
(NAME)	(NAME)	164-07-0A-245.00-CO
1397 Rockglade Run		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **George B. Todd and Deborah Todd, husband and wife and Gabrielle N. Todd, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Kalanoc, a single man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 215 on the plan of Harvest Grove, Section Three of record in Instrument Number 20160429-0042362, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to George B. Todd and Deborah Todd, husband and wife and Gabrielle N. Todd by Warranty Deed dated February 21, 2017 from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument Number 20170224-0018570, Register's Office for Davidson County, Tennessee.

Gabrielle N. Todd executes this Warranty Deed for and on behalf of herself and George B. Todd and Deborah Todd pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **1397 Rockglade Run, Antioch, Tennessee 37013**

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 6th day of October, 2022.

George B. Todd by: Gabrielle N. Todd, Attorney-In-Fact

George B. Todd By: Gabrielle N. Todd, Attorney-In-Fact

Deborah Todd by: Gabrielle N. Todd, Attorney-In-Fact

Deborah Todd By: Gabrielle N. Todd, Attorney-In-Fact

Gabrielle N. Todd

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this, 6th day of October, 2022, personally appeared before me, Gabrielle N. Todd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of George B. Todd and Deborah Todd, and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and official seal, at office, this 6th day of October, 2022.

My commission expires: 2-22-25

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

Heather Lee
Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabrielle N. Todd the bargainor (s), 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 Smyrna, Tennessee this 6th day of October, 2022.

Commission expires: 2-22-25

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

Heather Lee
Notary Public

Certificate of Authenticity

I, Allison Taylor, 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 **October 6, 2022**.

Date

Affiant Signature

October 11, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)