Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 960314 DEEDWARR
01/11/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20230111-0002476

39-B
File #23-1011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen A. Kahn, an unmarried person and Angela E. Gore, an unmarried person, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Floyd Daniel Dunnavant, and Linda Dunnavant, husband and wife**, 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 Lot No. 110 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, 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 Stephen A. Kahn, an unmarried person and Angela E. Gore, an unmarried person, as joint tenants with right of survivorship, dated July 9, 2020, of record in Instrument No. 20200710-0075605, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 113 38th Avenue North, Nashville, TN 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Floyd Daniel Dunnavant **113 38th Avenue North** **Nashville, TN 37209**	Regions Bank dba Regions Mortgage 2050 Parkway Office Ct. Birmingham, AL 35244	**104-05-0-030.00**

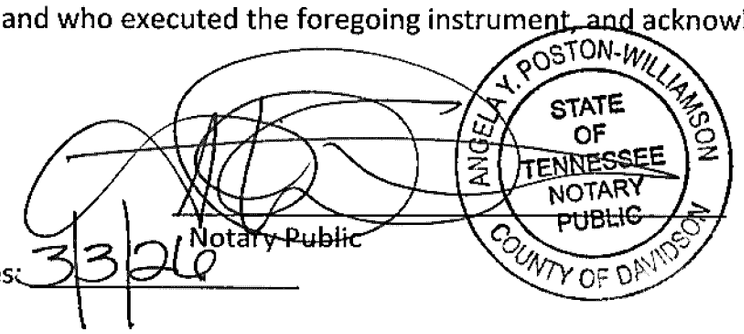
WITNESS THE EXECUTION HEREOF this 11th day of January, 2023.

Stephen A. Kahn

Angela E. Gore

State of Tennessee)
County of Davidson)

On this 11th day of January, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen A. Kahn and Angela E. Gore, the bargainor(s), 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.



Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of ~~Davidson~~)
Williamson

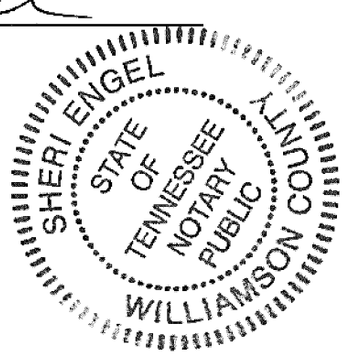
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,350,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of January, 2023.

Notary Public

My Commission Expires: 12-18-2023



I, Sheri Engel, 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 11th day of January, 2022

Sheri Engel

Dated 1/11/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 11th day of January, 2022

My commission expires: 2/12/23

Notary Public

