THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243687** Karen Johnson Davidson County Batch# 979741 DEEDWARR 03/13/2023 10:40:46 AM 2 pgs Fees: $13.00 Taxes: $1,443.00 20230313-0017940	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2023. Notary Public My Commission Expires: ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Katherine I. Garrett 3379 Golf Club Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0K 040.00

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, **Kangas, LLC a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine I. Garrett, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3379 on the plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) as of record at Plat Book 9700, Page 293, and as described in the Master Deed as of record in Book 10283, Page 431, as amended in Instrument Nos. 20040616-0071447; 20050105-0001979 and 20050330-0034571, as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Kangas, LLC, by Warranty Deed from Myrna M. Vlahos, unmarried, of record in Instrument No. 20131002-0103605, in the Register's Office of Davidson County, Tennessee, dated September 30, 2013, and recorded on October 02, 2013.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Golf Club Place Condominiums, as recorded in Plat Book 9700, Page(s) 293.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Golf Club Place Condominiums of record in Book 10283, Page 431, as amended by instrument(s) of record in Instrument Nos. 20040616-0071447, 20050105-0001979 and 20050330-0034571; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Storm Water Detention Agreement as set forth in instrument recorded in Book 9643, Page 877.

This is improved property located at 3379 Golf Club Lane, Nashville, TN 37215.

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, Grantor has executed this instrument on this 10th day of March, 2023.

Kangas, LLC a Tennessee Limited Liability Company

BY: Rebecca W. Garrett, Authorized Member
Rebecca W. Garrett, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca W. Garrett, with whom I am personally acquainted, and who acknowledged herself to be an Authorized Member of Kangas, LLC a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as a Authorized Member.

Witness my hand, at office, this 10th day of March, 2023.

Notary Public
My Commission Expires: 5/7/24

