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

(2)

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

CRT File No. 230243680

Karen Johnson Davidson County
Batch# 980353 **DEEDWARR**
03/14/2023 10:17:32 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20230314-0018360

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Malas Brannan
Affiant

Subscribed and sworn to before me, this 10th day of March, 2023.

Tara Jones
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dillon Lange and Jacob Lange 1538 W. Stan Schlueter Loop Killeen, TX 76549	New Owner	Tax Parcel ID No. 082-12-3E-306.00-CO

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, **Paul McKeon and Isobel McKeon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dillon Lange, married and Jacob Lange, married, as tenants in common** ("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 Unit 306, together with a percentage interest in the common elements, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul McKeon and Isobel McKeon, husband and wife by Warranty deed from The Avenue on Main GP of record in Instrument No. 20230104-0000500 Register's Office for Davidson County, Tennessee, dated December 30, 2022 and recorded on January 04, 2023.

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 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Condominium Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 condominium and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Condominium establishing a Jolene on Main Residential Condominium of record in Instrument Number 20210820-0112977, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Condominium Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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

condominium and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Condominium establishing a Jolene on Main Master Condominium of record in Instrument Number 20210819-0112611, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3368, Page 23, and Book 4349, Page 413, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based o race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 815 Main Street #306 Nashville TN 37206

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

Paul McKeon

Isobel McKeon

STATE OF California)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul McKeon and Isobel McKeon, 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 10th day of March, 2023.

Abie Chehade
Notary Public
My Commission Expires: 1-26-27

ABIE TONY CHEHADE
Notary Public - California
Orange County
Commission # 2435886
My Comm. Expires Jan 26, 2027