THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230343841

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $1,453,000 00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2023

Notary Public
My Commission Expires 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 988572 DEEDWARR
04/05/2023 09 37 58 AM 2 pgs
Fees $13 00 Taxes $5,376 10
20230405-0024678

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information
David Kuck and Claire Kuck 5045 Lakeview Drive Nashville TN 37220	New Owner	Tax Parcel ID No 145 08 0 022 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, **Elizabeth Hart and James Hart, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Kuck and Claire Kuck, husband and wife**, ("Grantees"), its 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 Lakeview Manor of record in Book 2133, Pages 39, 40 and 41, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Lakeview Drive at the corner of Lots Nos 1 and 2, thence with the line between said two lots, Westwardly 305 feet; thence Southwardly 230 feet, more or less, to the corner of Lots Nos. 2 and 3; thence with the same Eastwardly 300 feet to the Westerly margin of Lakeview Drive, thence with same, Northwardly 125 feet to the beginning

Being the same property conveyed to James Hart and wife, Elizabeth Hart, by Special Warranty Deed from Laurie Sidwell Wilks, a married person, and John C. Sidwell, a married person, of record in Instrument No 20140606-0049459, in the Register's Office of Davidson County, Tennessee, dated June 02, 2014 and recorded on June 06, 2014.

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 Lakeview Manor, as recorded in Book 2133, Pages 39, 40 and 41.

This is improved property located at 5045 Lakeview Drive Nashville TN 37220

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 4th day of April, 2023.

Elizabeth Hart

James Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Hart and James Hart, 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 4th day of April, 2023

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026