Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $659,900.00.

Affiant

File Number: 23030207

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

Notary Public
My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 989752 DEEDWARR
04/10/2023 09 42 26 AM 2 pgs
Fees. $13 00 Taxes $2,441 63

20230410-0025557

Warranty Deed

Address of New Owner(s)·	Send Tax Bills To:	Map/Parcel Number.
Carli Kane and Michael Kane	New Owner	186-04-0A-107.00-CO
105 Hartley Court Lot 151		
Nolensville, TN 37135		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Trevor Francis, an unmarried man, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael Kane and Carli Kane, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows. to-wit·

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Final Plat of Burkitt Place, Phase 1B, Section I, Cluster Lot Subdivision of record in Plat at Instrument No. 20061109-0139669, 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 James Trevor Francis, a married man by Warranty deed from Opendoor Property C LLC, a Delaware limited liability company of record in Instrument No. 20220222-0020016 Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 22, 2022 Having since divorced, Grantor herein makes oath that the within described property was not the personal residence of his spouse and/or dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X__improved ___unimproved property known as 105 Hartley Court Lot 151, Nolensville, TN 37135.

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, successors and assigns, forever Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of April, 2023.

James Trevor Francis

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 James Trevor Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 4th day of April, 2023.

Notary Public at Large
My Commission Expires. 2/22/25

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

POST RECORDING
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206