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

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

CRT File No. 230344028

Karen Johnson Davidson County
Batch# 996818 **DEEDWARR**
04/27/2023 09 11 20 AM 2 pgs
Fees $13 00 Taxes $1,437 45

20230427-0030926

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $388,500 00

M. Alexander Brannan
Affiant

Subscribed and sworn to before me, this 26th day of April, 2023.

Marilyn Baltz
Notary Public
My Commission Expires _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 3 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David J. LaVanne 55 Valeria Street Nashville TN 37210	New Owner	Tax Parcel ID No 119-06-0-118.00

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, **Bridget E. Kling, single woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David J. LaVanne , unmarried man,** ("Grantees"), his 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. 198 on the Plan of Sterling Heights, Section Five, of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bridget E. Kling, single woman by Warranty deed from Terry Kemp of record in Instrument No. 20191010-0103828 Register's Office for Davidson County, Tennessee, dated October 07, 2019 and recorded on October 10, 2019.

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 and assessments for the year 2023 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 4166, Page 359, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1787, Page 427 and Book 1914, Page 500, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on 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 55 Valeria Street Nashville TN 37210

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 26th day of April, 2023.

Bridget E. Kling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bridget E. Kling, 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 26th day of April, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026