WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2023

Notary Public

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

MY COMMISSION EXPIRES

DM-BR-23-940-129

Karen Johnson Davidson County
Batch# 999533 DEEDWARR
05/04/2023 10 40 04 AM 2 pgs
Fees $13 00 Taxes $1,757 50

20230504-0033151

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Eric Bartel	**Pennymac Loan Services LLC**	
(NAME)	(NAME)	**118 05 0A 043 00**
940 Gale Lane, 129	**3043 Townsgate Rd., Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Westlake Village, CA 91361**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL KANE AND CARLI KANE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC BARTEL, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Building 11, Apartment C, St Martin Square, now known as 12 South Towers, on the Plan of record in Plat Book 4460, Page 186 amended at Instrument No 20031107-0163683, 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 Michael Kane and Carli McLaughlin, Husband and Wife, by Warranty Deed from Brady Kent and Michele Kent F/K/A Michele Fiore, Husband and Wife, of record in Instrument No 20200421-0041765, in the Register's Office of Davidson County, Tennessee, dated April 17, 2020 and recorded on April 21, 2020

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- 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 St Martin Square, as recorded in Plat Book 4460, Page(s) 186 and Amended in Instrument No 20031107-0163683
- Declaration of Covenants, Conditions and Restrictions recorded in Book 4611, Page 682 and Amended in Book 4710, Page 244
- Agreement and Absolute Assignment of Income as set forth in instrument recorded in Instrument No 20161122-0123349
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **940 Gale Lane 129, Nashville, Tennessee 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 2nd DAY OF MAY, 2023

Michael Kane

Carli Kane by Michael Kane as Attorney-in-Fact

Carli Kane by Michael Kane as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL KANE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2nd of May, 2023

Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL KANE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARLI KANE, and who acknowledged he/she/they executed the same as the free act and deed of the said CARLI KANE

Witness my hand and official seal, this the 2nd of May, 2023

Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212