39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 999615 DEEDWARR
05/04/2023 01 22 29 PM 2 pgs
Fees. $13 00 Taxes $6,216 00

20230504-0033251

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,680,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-5755-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Brian Freeman and Katherine Freeman	~~NEW OWNER~~ Sandy Spring Bank	117-05-0-115.00
(NAME)	(NAME)	
3505 Foxhall Road	17801 Georgia Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Olney, MD 20832	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Six Hundred Eighty Thousand And No/100 Dollars ($1,680,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID KUCK AND WIFE, CLAIRE KUCK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN FREEMAN AND KATHERINE FREEMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22, 23 of Block "A" of the Woodmont Boulevard Tract and described according to a copy of a survey thereof made March 1, 1941, by A. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the West margin of Foxhall Road, at the corner of Lots Nos. 23 and 24; said point being 105 feet North of the North margin of Wimbledon Road; thence with the line between lots Nos. 23 and 24, Westerly 151.7 feet to a point; thence Northerly 100 feet to the corner of Lots Nos. 19 and 20; thence with the line between said lots, Easterly 152.5 feet to the West margin of Foxhall Road; thence with the margin of the same, Southerly 100 point of beginning.

Being the same property conveyed to David Kuck and Claire Kuck, husband and wife, by Warranty deed from Shaila Menees and James Menees, wife and husband, of record in Instrument No. 20210503-0058826 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 03, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 3505 Foxhall Road, Nashville, TN 37215
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 1st day of May, 2023.

David Kuck

Claire Kuck

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Kuck and Claire Kuck, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained. Witness my hand this 1st day of May, 2023

Notary Public

My Commission Expires Jan 8, 2024