WARRANTY DEED

Karen Johnson Davidson County
Batch# 1009207 DEEDWARR
05/31/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20230531-0040786

File No. EM-23-4538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 1-6-2024

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Mark Levy and Tracey F. Levy	Address of New Owner	
(NAME)	(NAME)	
832 Rodney Drive		115-09-0-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Anthony C. Kleber and Elizabeth J. Kleber, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Mark Levy and Tracey F. Levy, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 115 on the Plan of Section Four, West Meade Hills, of record in Plat Book 3300, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony C. Kleber and Elizabeth J. Kleber, husband and wife by Warranty Deed from Linda J. Wood, of record in Instrument No. 20181127-0115671, Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on November 27, 2018.

This is property more commonly known as 832 Rodney Drive, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 26th day of May, 2023.

Anthony C. Kleber by Ryan Lux, Attorney-In-Fact

Elizabeth J. Kleber by Ryan Lux, 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, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Anthony C. Kleber and Elizabeth J. Kleber, and that this instrument was executed on behalf of the said Anthony C. Kleber and Elizabeth J. Kleber for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202305310040785, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 26th day of May, 2023.

Notary Public

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **do hereby make oath that I am a licensed**

  Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 05/26/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 05/26/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 26 **day of** May, **2023.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

