Karen Johnson Davidson County
Batch# 1021370 DEEDWARR
06/30/2023 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,813.85
20230630-0050250

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30 day of June, 2023.

(Affix Seal)

Notary Public

My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2023-05-956

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael J. Kuranda and Karen D. Kuranda 323 The Lane Stamford, VT 05352	NEW OWNER	Map/Parcel 155-16-0A-090.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin A. Lorance, a single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Kuranda Revocable Trust of 2011 dated November 11, 2022 and Karen D. Kuranda Revocable Trust of 2011 dated November 11, 2022, as Equal Tenants in Common**, hereinafter called the GRANTEES, its 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 Lot No. 170 on the Plan of Traceside, Section Three of record in Plat Book 9700, Page 47, 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 Kevin A. Lorance, a single man by Warranty deed from Michael O. Dinsmore and Donna A. Dinsmore, husband and wife of record in Instrument No. 20220201-0011767 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 01, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 6117 Deerbrook Drive, Nashville, TN 37221 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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.

Effective the 30 day of June, 2023:

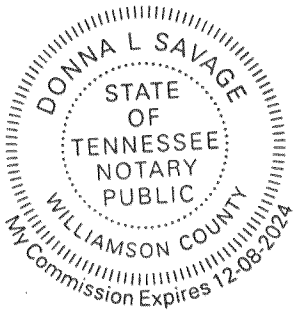
Kevin A. Lorance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2023, before me personally appeared Kevin A. Lorance, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2023.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 30 day of June, 2023.

Affiant Signature
Date 6-30-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON