WARRANTY DEED

File #23212

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX S

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1047465 DEEDWARR
09/07/2023 02 32 27 PM 2 pgs
Fees $13 00 Taxes $1,764 90

20230907-0070341

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-LC-23-324

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kaili Kinnon and Andrew Avitia-Bush	NEW OWNER	051-11-0-008 00
(NAME)	(NAME)	
4314 Oakwood Ave		
(ADDRESS)	(ADDRESS)	
La Canada Flintridge, CA 91011		
(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, **Alec Mark Angell (erroneously shown as Alex Mark Angell on prior deed of record), an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaili Kinnon and Andrew Avitia-Bush, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Steven

Land in Davidson County, Tennessee, being Lot Number 64 on the plan of Oakland Acres, Section VII, as of record in Book 2663, Page 108, Register's Office for said County, described as follows

Beginning at a point in the East margin of Saunders Avenue, the common front corner of Lots Numbers 63 and 64 on said plan, thence Eastwardly along the dividing line between said two lots, 185 3 feet to a point, thence Southwardly 170 feet to a point in the North margin of Wellington Drive, thence Westwardly along the margin of said Drive 231 2 feet to a point which is the beginning of a curve, thence around said curve 37 2 feet to a point in the East margin of Saunders Avenue, thence Northwardly along the East margin of Saunders Avenue, 158 9 feet to the point of beginning

Being the same property conveyed to M Donald Hancock and Alec Mark Angell (incorrectly shown as Alex Mark Angell) as tenants in common with right of survivorship, by Warranty deed from Sandra L Hastings of record in Instrument No 20110419-0030023 Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 19, 2011 M Donald Hancock died on March 23, 2019 leaving Alec Mark Angell as surviving tenant Grantor warrants that reference to Alex Mark Angell in the above referenced deed was a misspelling of his name, Alec Mark Angell

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 324 Wellington Drive, Madison, TN 37115

(House Number) (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 my hand this 5th day of September, 2023

Alec Mark Angell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Alec Mark Angell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2023

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027