WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048039 DEEDWARR
09/08/2023 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,587.30
20230908-0070775

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $429,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/07/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4201

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jacob Smith and Savanna Brown	**Same as New Owners**	084-10-0-018.00
2200 Weona Drive		
Nashville, TN 37214		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeffrey Kleoudis and Toni Kleoudis, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Smith, an unmarried, and Savanna Brown, an unmarried woman, as Tenants in Common with Right of Survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 59 on the Plan of Maplecrest of record in Plat Book 1825, Page (s) 27 and 28, 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 Jeffrey Kleoudis and his wife, Toni Kleoudis by Warranty deed from Elizabeth A. Rodgers, unmarried of record in Instrument No. 20071211-0142896 Register's Office for Davidson County, Tennessee, dated December 07, 2007 and recorded on December 11, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2200 Weona Drive Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 7, 2023.

Jeffrey Kleoudis

See page 3

Toni Kleoudis

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeffrey Kleoudis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 7, 2023.

Notary Public

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Toni Kleoudis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September ____, 2023.

See page 3

Notary Public

My Commission Expires: _____

File #: 2023-4201

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on September 7th, 2023}.

See page 2
Jeffrey Kleoudis

Toni Kleoudis

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jeffrey Kleoudis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 7, 2023.

See page 2
Notary Public

My Commission Expires: _____

STATE OF Ohio

COUNTY OF Fulton

Personally appeared before me, a Notary Public of said County and State, Toni Kleoudis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 6, 2023.

Notary Public

My Commission Expires: July 4, 2028

CASSANDRA ANNE DOOLIN
Notary Public, State of Ohio
My Commission Expires
July 04, 2028

File #: 2023-4201

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **September 7, 2023**.

Affiant Signature

September 8, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

8th day of **September**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024