Karen Johnson Davidson County
Batch# 1049648 DEEDWARR
09/13/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230913-0071915

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21499-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2023.

Notary Public
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Sean Kaloi and Samantha Isabel Strader 719 Idlewilde Drive Madison TN 37115	**Redstone Federal Credit Union** **220 Wynn Drive** **Huntsville, AL 35893**	052-01-0-312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Matthew Mark Gifford, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Sean Kaloi, an unmarried person, and Samantha Isabel Strader, an unmarried person, as joint tenants 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. 6, 7 and 8, Block "M" on the revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos 6, 7 and 8 front 50 feet each on the Easterly side of Lanier Avenue (now Idlewild Drive) and run back between parallel lines 150 feet to a dead line. Lot No. 5 + remaining 30 Feet of Lot No. 6, 150 Feet a dead line.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property conveyed to James W. Hinkle and wife, Margaret M. Hinkle by deed from Bernice Keys Campbell, a widow, of record in Book 7352, Page 323, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being a part of Lot No. Six (6) on the revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, page 7, Register's Office for said County.

Said part of Lot No. Six (6) fronts 20 feet on the easterly side of Lanier Avenue (now Idlewild Drive) and runs back between parallel lines between Lot No. Five (5) and the remaining 30 feet of Lot No. Six (6) 150 feet to a dead line.

Being the same property conveyed to Matthew Mark Gifford, a single man by Warranty Deed from Arthur C. Robey, unmarried and Beverly Kay Threadgill, unmarried, dated December 28, 2018, recorded December 31, 2018, of record in Instrument No. 20181231-0126090, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **719 Idlewild Drive, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of September, 2023.

GRANTOR:

Matthew Mark Gifford

STATE OF KANSAS
COUNTY OF Douglas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Mark Gifford, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11 day of September, 2023.

Notary Public
My Commission expires: 06022027

CHELLE L. ANDERSON
Notary Public, State of Kansas
My Appointment Expires
June 02, 2027

202309130071915

True Copy Certification

I, **Tammy Carney,** 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 12th day of September, 2023.

Affiant Signature
Date 9-12-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024