Karen Johnson Davidson County
Batch# 1066927 DEEDWARR
11/01/2023 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231101-0085255

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this 31 day of October, 2023.

Notary Public

My commission expires: 3-24-2027

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return TO:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jacob David Kuehn **Kristi Leighann-Lantz Kuehn**	New owners	**13313009900**
520 Inwood Dr		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Rebecca Tinsley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristi Leighann-Lantz Kuehn and Jacob David Kuehn, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 34, Plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Rebecca Tinsley, by Quitclaim Deed from John Thomas Truax, unmarried, dated June 3, 2020, of record in Instrument No. 20200604-0057546, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 520 Inwood Dr, Nashville, TN 37211.

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 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.

Rebecca Tinsley Date: 10/30/23

STATE OF FL

COUNTY OF Polk

Personally appeared before me, a Notary Public of said County and State, Rebecca Tinsley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Tiffany L H Moncrease
NOTARY PUBLIC

My Commission Expires: 12/5/25

TIFFANY L.H. MONCREASE
Notary Public - State of Florida
Commission # HH 204340
My Comm. Expires Dec 5, 2025
Bonded through National Notary Assn.

I, Emily Prophet, 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 10-31-23 (date of document).

Affiant Signature

10-31-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31 day of October 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

