WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093287 DEEDWARR
01/24/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20240124-0004674

File No. 2023-0388

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,700,000.00.

Affiant

Subscribed and sworn to before me on January 9, 2023.

NOTARY PUBLIC
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Barrett Kaminer and Emily Kaminer 1837 Wyoming Ave Unit C Washington DC 20009	Barrett Kaminer and Emily Kaminer 1837 Wyoming Ave Unit C Washington DC 20009	118 01 0 288.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID MICHAEL KALSTEIN, UNMARRIED AND KATELYN STORY KALSTEIN, UNMARRIED** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BARRETT KAMINER AND EMILY KAMINER, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84, as shown on the map entitled Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID MICHAEL KALSTEIN, A MARRIED MAN, by deed from KE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, of record in Instrument No. 20220720-0083116, dated July 19, 2022, said Register's Office.

The undersigned, David Michael Kalstein also known as David Kalstein and Katelyn Story Kalstein having divorced by Final Decree of Divorce and Marital Dissolution Agreement in the Third Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 23D303, filed September 29, 2023.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 915 Gilmore Avenue, Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on this 9th day of January, 2024.

Grantor:

David Michael Kalstein
By Virginia Lee Story,
His Attorney-in-Fact

Grantor:

Katelyn Story Kalstein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Virginia Lee Story, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) who upon oath acknowledged to be the Attorney-in-Fact for David Michael Kalstein, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of David Michael Kalstein, the within named bargainor, by the said Virginia Lee Story, his Attorney-in-Fact.

Witness my hand, at office, this 9th day of January, 2024.

Notary Public
My Commission expires: _____

My Commission Expires
June 14, 2025

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Katelyn Story Kalstein, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2024.

Notary Public
My Commission expires: _____

My Commission Expires
June 14, 2025

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Certificate of Authenticity

I, Emily Manno, 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 **1/9/23**.

Date

Affiant Signature

1/9/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026