Karen Johnson Davidson County
Batch# 1104783 DEEDWARR
02/26/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20240226-0012988

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Seth A. Kiehl and Amy L. Kiehl 1109 Gartland Avenue Nashville, TN 37206	MORTGAGE INVESTORS GRP 8320 EAST WALKER SPRINGS LN ST E 200 KNOXVILLE, TN 37923	083 09 0 046.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Holly Kalemeris Hardisty, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Amy L. Kiehl and Seth A. Kiehl, wife and husband,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1109 Gartland Avenue, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, Lot No. being the Easterly 5.0 feet of Lot No. 15 and the Westerly 45.09 feet of Lot No. 16 on the Plan "Bellview" Judge B.D. Bell's Addition "Eastland" of record in Plat Book 332, Page 109, in the Register's Office for Davidson County, Tennessee.

Said Easterly part of Lot No. 15 and Westerly part of Lot No. 16 front together 50.0 feet on the Northerly side of Gartland Avenue and run back between parallel lines 160.00 feet to an alley.

Being the same property conveyed to Holly C. Kalemeris, Unmarried and Brock Hardisty, Unmarried, Joint Tenants, by Warranty Deed from Corbin B. Davis and Deborah S. Davis, Husband and Wife, of record in Instrument No. 20160629-0066539, in the Register's Office of Davidson County, Tennessee, dated June 22, 2016 and recorded on June 29, 2016. Also see the Final Decree of Divorce record in Instrument No. 20221108-0119829 in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 20th day of February, 2024.

Holly Kalemeris Hardisty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2024, before me personally appeared Holly Kalemeris Hardisty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2024.

Notary Signature
My commission expires: 3112025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03-01-2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $815,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of FEBRUARY, 2024.

Notary Public
My commission expires: 3-3-26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 20, 2024** (date of document).

Affiant Signature

February 26, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25