Karen Johnson Davidson County
Batch# 1105282 DEEDWARR
02/28/2024 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $7,511.00
20240228-0013638

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-339

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,030,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of February, 2024

Notary Public

Commission Expires: _____

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd C. Kagel and Shana L. Kagel 1488 Woodmont Boulevard Nashville, TN 37215	New owner	117-12-0-199

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Michael Robinson and wife, Melissa Robinson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd C. Kagel and wife, Shana L. Kagel

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:

A lot or parcel of land in Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, March 29, 1940, as follows:

Beginning on the northerly margin of Woodmont Avenue at the southeast corner of Lot No. 6 of Block "C" on the Plan of Galecrest No. 2, as of record in Book 974, page 20, Register's Office for said County; thence with the easterly line of said Lot No. 6, north 2 degrees 45' east 203 feet; thence south 74 degrees 35' east 75 feet 6 inches; thence south 2 degrees 45' west 200 feet to the northerly margin of Woodmont Avenue; thence with said Avenue, westwardly 75 feet to the beginning.

Being the same property conveyed to Robinson Developments, LP, by Warranty Deed from Adex Corporation, a Tennessee Corporation, of record in Instrument No. 20180928-0096279, Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on September 28,

2018.

Being the same property conveyed to Michael Robinson and wife, Melissa Robinson by Quitclaim Deed from Robinson Developments, LP of record in Instrument No. 20191112-0116414, Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on November 12, 2019. See also, Scriveners Affidavit in Instrument No. 20191219-0131326, and in Instrument No. 20240206-0008378, and in Instrument No. _202402280013637_____ Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1488 Woodmont Boulevard, Nashville, TN 37215

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 so 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. 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.

Dated this the 28th day of February, 2024.

Michael Robinson

Melissa Robinson

STATE OF TENNESSEE
COUNTY OF WILSON

On this 28th day of February, 2024, before me personally appeared Michael Robinson and Melissa Robinson, 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 28th day of February, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/28/24 (date of document).

Affiant Signature

2/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of Feb, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

