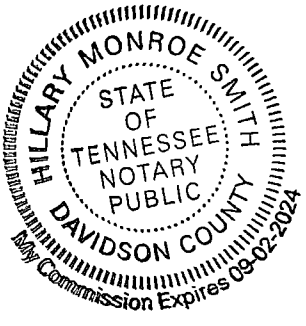
Karen Johnson
Batch # 1106910
03/04/2024 09:44:47 AM
Fees: $13.00 Taxes: $12,082.54

Davidson County
DEEDWARR
2 pgs

20240304-0014677

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,265,552.56.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-5764-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
George Alan Klochany and Suzanne Marie Klochany	NEW OWNER	129-08-0-103.00
(NAME)	(NAME)	
105 Gilman Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Two Hundred Sixty-Five Thousand Five Hundred Fifty-Two And 56/100 Dollars ($3,265,552.56), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **105 GILMAN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **GEORGE ALAN KLOCHANY AND SUZANNE MARIE KLOCHANY, HUSBAND AND WIFE**, 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:

Being part of Lot No. 30 of Block "G" on the second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Page 71 and 72. Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Gilman Avenue at the corner of Lots Nos. 29 and 30; thence with the line between said two lots southwardly 199.87 feet to the northerly line of Lot No. 2; thence with the northerly line of Lots Nos. 2 and 1, westwardly 109.43 feet to a point 5.5 feet east of the corner of Lots 30 and 31; thence northwardly 197.8 feet to the southerly margin of Gilman Avenue, at the corner of Lots Nos. 30 and 31; thence with said Avenue eastwardly 99.86 feet to the beginning.

Being the same property conveyed to 105 Gilman, LLC, a Tennessee Limited Liability Company by Warranty Deed from Karen R. Rippy, married of record in Instrument No. 20230530-0040353 Register's Office for Davidson County, Tennessee, dated May 23, 2023 and recorded on May 30, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 105 Gilman Avenue, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 this 29 day of February, 2024.

105 Gilman LLC, a Tennessee Limited Liability Company

BY: _____
Billy Frank, President/Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Billy Frank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President/Chief Manager of 105 Gilman, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as President/Chief Manager.

Witness my hand and official seal this the 29 day of February, 2024.

HILLARY MICHELLE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public

My Commission Expires: _____