Karen Johnson Davidson County
Batch# 1110065 DEEDWARR
03/12/2024 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,344.95
20240312-0017015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-2-2025

File #24-PA-0909-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Kalaway Voss and Ryan Westover	NBKC BANK	
(NAME)	(NAME)	**107 14 0 025.00**
909 KIRBY AVENUE	8320 WARD PARKWAY	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37217	KANSAS CITY, MO 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACHARY T. HUGHES, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KALAWAY VOSS, AN UNMARRIED WOMAN, AND RYAN WESTOVER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 370 on the Plan of ADDITION NUMBER 5 TO MIRO MEADOWS, being a Re-Subdivision of Lots 370, 371 and 372 - 4th Addition Miro Meadows of record in Plat Book 2330, Page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zachary T. Hughes, a single man, by Warranty Deed from Stephanie N. Schoer, an unmarried woman, of record in Instrument No. 20191105-0114217, in the Register's Office of Davidson County, Tennessee, dated October 30, 2019 and recorded on November 05, 2019.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.
*Plat of ADDITION NUMBER 5 TO MIRO MEADOWS, being a Re-Subdivision of Lots 370, 371 and 372 - 4th Addition Miro Meadows, as recorded in Plat Book 2330, Page(s) 66, said Register's Office.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4305, Page 877, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **909 Kirby Avenue, Nashville, TN 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th day of March, 2024.

x _____
Zachary T. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2024, before me personally appeared Zachary T. Hughes, 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 11th day of March, 2024.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 **March 11, 2024** (date of document).

Affiant Signature

March 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of March, 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