WARRANTY DEED

Karen Johnson Davidson County
Batch# 1126769 DEEDWARR
04/24/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20240424-0029707

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22~~ 24ND DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Sondra Mourgey
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Timothy Kloete & Katherine Whitaker	NEW OWNER	071070E00100
(NAME)	(NAME)	
220 Duke Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas J. Kamm and Alicia F. Kamm, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Timothy Kloete, a single man and Katherine Whitaker, a single woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 220 DUKE STREET RESIDENCES, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 220 DUKE STREET RESIDENCES, a Horizontal Property Regime, of record in Instrument Number 20180423-0038048, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Thomas J. Kamm and Alicia F. Kamm, husband and wife, by Warranty Deed from Ben Kelly, married, of record in Instrument No. 20190501-0040444, in the Registers Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 01, 2019.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 220 Duke Street, Nashville, TN 37207
(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 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.

Effective the 22nd day of April, 2024.

Thomas J. Kamm

Alicia F. Kamm

STATE OF TEXAS

COUNTY OF TRAVIS

On this 22nd day of April, 2024, before me personally appeared Thomas J. Kamm and Alicia F. Kamm, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 1/21/2025

KEITH WALTHALL
Notary ID #132881452
My Commission Expires
January 21, 2025

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, Holly Ray, 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 04/22/2024.

Date

Holly Ray

Affiant Signature

04/22/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of April, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

