Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1130633 DEEDWARR
05/03/2024 10:34:28 AM 2 pgs
Fees: $13.00 Taxes: $3,959.00

20240503-0032573

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,070,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 2ND DAY OF MAY, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY
Hollingshead Title & Escrow, 800 Crescent Center Dr., Suite 430, Franklin, TN 37067
File No.: 122404

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Adam Kan and Victoria Reed 717 West Meade Drive Nashville, TN 37205	New Owner	115 07 0 090.00

For and in consideration of the sum of One Million Seventy Thousand And 0/100 ($1,070,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

JOSEPH M. WHELAN AND JERRI H. WHELAN, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

ADAM KAN, AN UNMARRIED MAN, AND VICTORIA REED, AN UNMARRIED WOMAN,
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Being Lot No. 346 on the Plan of West Meade Farms Inc., Section "M", as of record in Plat Book 2133, Page 107, said 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 Joseph M. Whelan and Jerri H. Whelan, husband and wife, by Warranty Deed from Harvey E. Bennett and Kathryn G. Bennett, husband and wife, of record in Instrument No. 20191028-0110116, in the Register's Office of Davidson County, Tennessee, dated October 22, 2019, and recorded on October 28, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 717 West Meade Drive, Nashville, TN 37205.

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/or 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/or 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/my hand on the 2nd day of May, 2024.

Joseph Whelan

Jerri Whelan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Whelan and Jerri Whelan, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2024.

Notary Public
My Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY