Karen Johnson Davidson County
Batch# 1132408 DEEDWARR
05/08/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $13,875.00
20240508-0033937

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447539**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,750,000.00. Affiant Subscribed and sworn to before me, this 7th day of May, 2024. Notary Public My Commission Expires: 3/29/26

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

WARRANTY DEED

Address New Owner: Kurt A. Kane and Christine A. Kane 615 Westover Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 02 0 036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Smith Brown n/ka Ashley Dinkins, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kurt A. Kane and Christine A. Kane, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 75 feet 8 inches front and 75 feet rear of Lot 16 on the Plan of THE COUNTRY CLUB LAND COMPANY'S SUBDIVISION OF THE 25 ACRE TRACT IN BELLE MEADE, as of record in Book 421, Page 116, Register's Office for said County.

Said part of Lot No. 16 fronts 75 feet 8 inches on the Westerly side of Westover Drive and runs back 206 feet 8 inches on the South line and 200 feet more or less, on the North line to a dead line, on which it measures 75 feet. Robert Austin Smith having since died on March 26, 2018 leaving subject property to his surviving spouse, Ashley Smith Brown.

John Dinkins joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Being the same property conveyed to Robert Austin Smith and wife, Ashley Brown Smith, by Warranty Deed from Paul S. Davidson and wife, Rebecca G. Davidson, of record in Book 10780, Page 215, in the Register's Office of Davidson County, Tennessee, dated January 29, 1998, and recorded on February 03, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE COUNTRY CLUB LAND COMPANY'S SUBDIVISION OF THE 25 ACRE TRACT IN BELLE MEADE, as recorded in Plat Book 421, Page(s) 116.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 615 Westover Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2024.

Ashley Dinkins

John Dinkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Dinkins and John Dinkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2024.

Notary Public
My Commission Expires: _____

WILLIAM J. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-03-2026

I, J. Trent Lehman, 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 5/7/24 (date of document).

Affiant Signature

5/7/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY