WARRANTY DEED

Karen Johnson
Batch # 1153062
07/01/2024 01:03:57 PM
Fees: $13.00 Taxes: $8,954.00

Davidson County
DEEDWARR
2 pgs

20240701-0049453

File No.: RES-24-1200BED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-28

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Balfour and Michelle Balfour	Movement Mortgage	159 02 0 049.00
(NAME)	(NAME)	
1200 Beddington Park Nashville, TN 37215	8024 Calvin Hall Road Indian Land, SC 29707	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JEREMY D. KANE AND TRACY D. KANE, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ADAM BALFOUR AND MICHELLE BALFOUR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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. 58 on the plan of Hound's Run, of the record in Book 6900, Page 167-171, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 58, which is a corner lot, fronts 206.29 feet on the northerly margin of Beddington Park and fronts 267.61 feet on the westerly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.51 feet, and extends back 229.27 on the northerly line and 276.20 feet on the westerly line to the point of intersection.

Being the same property conveyed to Jeremy D. Kane and Tracy D. Kane, husband and wife, from Arlene Vadnais Johnson, unmarried, by Warranty Deed dated September 17, 2020, recorded September 18, 2020, in Instrument No. 20200918-0107254, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1200 Beddington Park, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 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 28th day of June, 2024.

Jeremy D. Kane

Tracy D. Kane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2024, before me personally appeared Jeremy D. Cane, 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 24 day of June, 2024.

Notary Signature
My commission expires: 10/4/27

AMY HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2024, before me personally appeared Tracy D. Cane, 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 28th day of June, 2024.

Notary Signature
My commission expires: 10/4/27

AMY HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-1200