This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1164528
07/31/2024 10:12:27 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20240731-0057945

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $430,000.00.

Madelyn Glover
Affiant

Subscribed and sworn before me this the 30 day of July, 2024.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Doug Kahan 4705 Langston Dr. Nashville, TN 37211	New Owner	133-13-0 009.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOANNE BRINDLEY AND ROY WAYNE BRINDLEY, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOUG KAHAN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 663 on the Plan of Caldwell Hall, Section Seven, of record in Book 3300, Page 19, Register's Office for said County.

Said Lot No. 663, beginning at a point in the north margin of Dunston Drive at the corner of Lots 662 and 663; thence with the line between said lots, northwardly 131.1 feet to the corner of Lot No. 664; thence with the line between Lots Nos. 663 and 664, eastwardly 108.2 feet to a point in the westerly margin of Langston Drive; thence with the margin of the same, southerly 102.22 feet to a point at the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Dunston Drive; thence with the margin of the same, westwardly 113 feet to the point of beginning.

Being the same property conveyed to Joanne Brindley and Roy Wayne Brindley by Executor's Deed dated 12/29/2003, from Patsy B. Mimms, Adminstratrix for the Estate of Gladys C. Boyd, of record in Instrument No. 20040108-0003068, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4705 Langston Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of July, 2024.

Joanne Brindley

Joanne Brindley

Roy Wayne Brindley

Roy Wayne Brindley

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joanne Brindley and Roy Wayne Brindley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON