Karen Johnson
Batch # 1164806
08/01/2024 10:03:22 AM
Fees: $13.00 Taxes: $3,145.00
Davidson County
DEEDWARR
2 pgs
20240801-0058315

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7566-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert Kagenski	NEW OWNER	117-01-0C-006.00-CO
(NAME)	(NAME)	
3610 Chalmette Court		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Fifty Thousand And No/100 Dollars ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KAISSLING ANDERSON AND MAX G. ANDERSON, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT KAGENSKI**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Part of Lot No. 3 on the Plan of Chalmette Square, as of record in Plat Book 4955, page 117 and being shown as Unit No. 3A on the Site Plan of Lot No. 3 Chalmette Square, as of record in Book 5200, page 141, Register's Office for Davidson County, TN, together with the undivided interest in the common elements appurtenant thereto, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kaissling Anderson and Max G. Anderson, wife and husband by Warranty Deed from George S. Buchanan and wife, Beth M. Buchanan of record in Instrument No. 20210120-0008762 Register's Office for Davidson County, Tennessee, dated January 20, 2021 and recorded on January 20, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 3610 Chalmette Court, Nashville, TN 37215
(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.

Witness our hands this 30 day of July, 2024.

Kaissling Anderson
Kaissling Anderson

Max G. Anderson
Max G. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kaissling Anderson and Max G. Anderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My Commission Expires: Nov 8 2027
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON