BOX 10-A

Karen Johnson
Batch # 1171630
08/19/2024 09:39:56 AM
Fees: $13.00 Taxes: $2,778.70
Davidson County
DEEDWARR
2 pgs
20240819-0063356

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Ivey Title, LLC Ref: (DL) Title No.: 63759
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anna Linnea Currie Robert M. Kane 4607 Nebraska Avenue Nashville, TN 37209	Anna Linnea Currie Robert M. Kane 4607 Nebraska Ave. Nashville, TN 37209

TAX MAP PARCEL NUMBERS: 10304020100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$751,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leona Schauble, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna Linnea Currie and Robert M. Kane, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 10 feet of Lot No. 4, of Block 18, Sylvan Park plan, which is of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and the westerly 10 feet of Lot No. 4 front together 60 feet on the south side of Nebraska Avenue, formerly Eighth Avenue, and extend back between parallel lines 160 feet to an alley.

Being the same property conveyed to Leona Schauble by Warranty Deed from Cheryl Ellen Brown and her husband, James Hooks, June 17, 2002 and recorded on June 18, 2002, of record in Inst. No. 20020618-0073888, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 104, said Register's Office.

This is improved property, known as 4607 Nebraska Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August 2024.

Leona Schauble

State of Tennessee

County of Davidson

On this 15th day of August 2024 before me the undersigned authority, personally appeared Leona Schauble, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $751,000.00.

Affiant

Sworn and subscribed before me this 15th day of August 2024.

Notary

My Commission Expires:

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025