Karen Johnson Davidson County
Batch# 1232700 DEEDWARR
01/31/2025 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20250131-0007618

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249634

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $740,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2025.

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 6/22/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zach Buggeln, Madison Buggeln, and Doreen Buggeln 1898 McKennell Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 083 04 1C 002.00

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, **Neal David Kalechofsky and Shane Matthew Hutton, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zach Buggeln and Madison Buggeln, husband and wife, and Doreen Buggeln, a married woman, as tenants in common with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1321 HARWOOD DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1321 HARWOOD DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument No. 20180123-0007046, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Neal David Kalechofsky, unmarried and Shane Matthew Hutton, unmarried, as joint tenants with the rights of survivorship, by Warranty Deed from Alan Miller, an unmarried man, of record in Instrument No. 20190305-0019889, in the Register's Office of Davidson County, Tennessee, dated March 01, 2019 and recorded on March 05, 2019.

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 PART FIVE PORTER HEIGHTS, as recorded in Plat Book 2083, Page 81.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180123-0007046.

2025-0002

This is improved property located at 1898 McKennell Drive Nashville TN 37206

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 29th day of January, 2025.

Neal David Kalechofsky

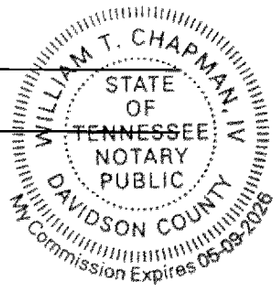
Shane Matthew Hutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Neal David Kalechofsky and Shane Matthew Hutton, 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 29th day of January, 2025.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Blake Reynolds, do 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 1/29/25 (date of document).

Affiant Signature

1/31/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON