Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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

CRT File No. 250350238

Karen Johnson
Batch # 1258427
04/14/2025 10 24 09 AM
Fees $13 00 Taxes $5,772 00
Davidson County
DEEDWARR
2 pgs
20250414-0027901

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,560,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2025

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Carney and Sandra G. Carney 506 Clematis Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115 06 0 109.00

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, **KAH I, LLC, a Delaware Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Carney and Sandra G. Carney, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of WEST MEADE ESTATES, SECTION FIVE, of record in Plat Book 3106, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to KAH I, LLC, a Delaware Limited Liability Company, by Warranty Deed from John Lee Rutledge and Dena M. Rutledge, of record in Instrument No. 20230629-0049555, in the Register's Office of Davidson County, Tennessee, dated June 28, 2023 and recorded on June 29, 2023.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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 WEST MEADE ESTATES, SECTION FIVE, as recorded in Plat Book 3106, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3399, Page 272, as amended in Book 3462, Page 281 and Book 4503, Page 111.

This is improved property located at 506 Clematis Drive Nashville TN 37205

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 11th day of April, 2025

KAH I, LLC

KA Hoogland Manager

By. Keith A Hoogland, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Keith A. Hoogland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of KAH I, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 10th day of April, 2025.

Notary Public
My Commission Expires _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028