WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

CANDIS A THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

G-C-25-2824

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Kanter Real Estate Management, Inc.	New Owner	
(NAME)	(NAME)	**118 02 0E 002 00**
1400 Mar Vista Way		
(ADDRESS)	(ADDRESS)	
Laguna Beach, CA 92651		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES D. KIRBY, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KANTER REAL ESTATE MANAGEMENT, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No B on the Plan of West Kirkwood Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20100408-0026512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to James D Kirby, an unmarried man by Warranty Deed from Castleridge Properties LLC of record in Instrument No 20110131-0008359 Register's Office for Davidson County, Tennessee, dated January 6, 2011 and recorded on January 31, 2011
Deed of Correction of record in Instrument No 20110504-0034356 in aforementioned Register's Office
Being the same property conveyed to James D Kirby by Quit Claim Deed from William H Taylor, Jr of record in Instrument No 20110504-0034358 Register's Office for Davidson County, Tennessee, dated April 21, 2011 and recorded on May 4, 2011

Said James D Kirby having since married The above referenced property has never been the principal marital residence for the Grantor

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 43, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West Kirkwood Townhomes of record in Instrument Number 20100408-026512, Register's Office for Davidson County, Tennessee
- Bylaws of West Kirkwood Townhomes Corporation of record in Instrument Number 20100408-0026512, in the Register's Office for Davidson County, Tennessee Note bylaws are Exhibit B as contained within the document
- Charter for West Kirkwood Townhomes Corporation of record in Instrument Number 20100408-0026546, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2824 W Kirkwood Avenue, Nashville, Tennessee 37204**

Karen Johnson Davidson County
Batch # 1293790 **DEEDWARR**
07/03/2025 01 50 01 PM 2 pgs
Fees $13 00 Taxes $3,015 50

20250703-0052820

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF JULY, 2025

James D Kirby by Margaret Means, Attorney in Fact

James D Kirby by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES D KIRBY, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES D KIRBY

Witness my hand and official seal, this the 1st of July, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212