Karen Johnson Davidson County
Batch# 1413176 DEEDWARR
04/29/2026 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,764.53
20260429-0037925

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-38887-26

WARRANTY DEED

SHANNON ONEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ day of April 2026.

NOTARY PUBLIC

My commission expires: 1/22/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Anderson and Kerri Anderson	Same address as new owner	040-00-0-159.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY SIX THOUSAND NINE HUNDRED AND 00/100 Dollars ($476,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TYLER WILLIAM KANE (WHO OBTAINED TITLE AS SINGLE) AND WIFE, JENNA KANE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NELSON ANDERSON AND WIFE, KERRI ANDERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of David Corlew Subdivision of record in Book 6250, page 693, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler William Kane, single, from Thomas Edward Kane, joined by his spouse, Kimberly Kane, by Quitclaim Deed dated April 13, 2021 and recorded June 15, 2021 in Instrument #20210615-0080711, said Register's Office. Tyler William Kane is now married to Jenna Kane.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4647 Whites Creek Pike, Nashville, TN 37189.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of April, 2026

GRANTOR(S)

Tyler William Kane

Jenna Kane

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Tyler William Kane and Jenna Kane, 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 and seal, this the 28 day of April 2026.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 1/22/29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apnl 28, 26 (date of document).

Jennifer L Pennell

Apnl 28, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apnl 28, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal