SEND TAX BILLS TO NEW OWNER:
Jason Kohal
16630 Clarksville Pike
Joelton, TN 37080

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

NO TITLE EXAMINATION. This instrument was prepared solely from information supplied by the parties

Davidson County DEEDWARR
Recvd: 11/29/16 14:21 3 pgs
Fees:18.00 Taxes:185.00
20161129-0125213

Map & Parcel: 014-00-0-037.04

THIS DEED OF CONVEYANCE, executed and delivered by **JERRY W. STRANGE** and wife, **LINDA L. STRANGE**, hereinafter called the Grantors, to **JASON K. KOHAL** and wife, **EMILY B. KOHAL**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the northerly margin of Clarksville Highway US 41A, said point being at the northwest intersection of Douglas Road and the said Clarksville Highway; thence North 79 degrees 00' West along the northerly margin of the said Clarksville Highway 303.0 feet to an iron pin; thence North 11 degrees 15' East 475.0 feet to an iron pin; thence South 79 degrees East 385.0 feet to a point in the westerly margin of Douglas road; thence in a southerly direction along the westerly margin of Douglas Road 490.0 feet to the point of beginning and containing 3.7 acres more or less.

Being that property conveyed to Jerry W. Strange and wife, Linda L. Strange, by Administrators Quitclaim deed from Gavenn Ross, Administrator of the Estate of Willadean Woods, of record at Instrument No. 20100922-0075369, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 28th day of November, 2016.

JERRY W. STRANGE

LINDA L. STRANGE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry W. Strange** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28th day of November, 2016.

My Commission Expires: _____

NOTARY PUBLIC

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON My Comm. Expires Dec 23, 2018

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda L. Strange** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 28th day of November, 2016.

My Commission Expires: _____

NOTARY PUBLIC

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON My Comm. Expires Dec 23, 2018

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$50,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 28th day of November, 2016.

My Commission Expires: _____

NOTARY PUBLIC/Register

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON My Comm. Expires Dec 23, 2018

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)