Bill Garrett Davidson County
Batch# 99495 DEEDWARR
06/04/2018 09:40:13 AM 2 pgs
Fees: $13.00 Taxes: $1,167.35

20180604-0052804

TY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Sinoch Kisinger and Kenneth Kisinger	Sinoch and Kenneth Kisinger	174-134 Tract I 174-135 Tract II
(NAME)	(NAME)	
3396 and 3402 Old Franklin Road	1510 Cahal Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181004

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Theola L. Holloway**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sinoch Kisinger and Kenneth Kisinger, wife and husband and Mono Khan and Suzanne Khan, husband and wife, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Division of Minna E. Culbertson Land, of record in Book 5210, page 377, Register's Office for said County, and described as follows:

Said Lot No. 1 fronts 152.22 feet, as measured along a broken line, on the northerly margin of Old Franklin Road and extends back 597.58 feet on the easterly line and 641.17 feet on the westerly line to a dead line in the rear which measures 141.00 feet.

Being the same property conveyed to David L. Holloway and Theola L. Holloway by deed from Martha Gammons, a widow, dated January 30, 2002, of record in Instrument No. 20020205-0015773, Register's Office for Davidson County, Tennessee. The said David L. Holloway having since died on May 5, 2012, leaving Theola L. Holloway as surviving tenant by the entirety.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Division of Minna E. Culbertson Land, of record in Book 5210, page 377, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 161.06 feet, as measured along a broken line, on the southerly margin of Old Franklin Road, and extends back 641.17 feet on the easterly line and 656.93 feet, as measured along a broken line, on the westerly line to a dead line in the rear which measures 146.28 feet.

Together with an easement for the installation and maintenance of a subsurface sewerage disposal system as conveyed in deed of record in Instrument No. 20020205-0015774, said Register's Office, more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 30, 2001, and known as Job No. 010248, as follows:

Beginning at a point on the common property line of Lot No. 1 and Lot No. 2 of The Minna E. Culbertson Land of record in Book 5210, page 377, RODC, TN, said point of beginning being S 04 deg. 57 min. 01 sec. W 115.00 from the northernmost common corner of said Lot 1 and 2; thence S 85 deg. 02 min. 59 sec. E 130.00 feet to a point; thence S 04 deg. 57 min. 01 sec. W 100.00 feet to a point; thence N 85 deg. 02 min. 59 sec. W 130.00 feet to a point in the common property line of said Lot No. 1 and Lot No. 2; thence with the said common property line, N 04 deg. 57 min. 01 sec. E 100.00 feet to the point of beginning, containing 13,000 square feet more or less.

Being the same property conveyed to David L. Holloway and Theola L. Holloway by deed from Martha Gammons, a widow, dated January 30, 2002, of record in Instrument No. 20020205-0015774, Register's Office for Davidson County, Tennessee. The said David L. Holloway having since died on May 5, 2012, leaving Theola L. Holloway as surviving tenant by the entirety.

Unimproved ☐

This is improved ☒ property, known as 3396 and 3402 Old Franklin Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of May, 2018

Theola L. Holloway

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Theola L. Holloway, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of May, 2018.

Christine L. Lind
Notary Public
My Commission Expires: 11.22.21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.