Karen Y Johnson Davidson County
Batch# 157371 DEEDWARR
11/07/2018 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $976.43
20181107-0110358

#34507

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Karin Kula	New Owner	142050a03800co
207 Plantation Court		
Nashville, TN 37221		

This Instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205. 15649

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, John Neuhoff III, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Karin Kula, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. F-4, together with Carport No. F-4-C, on the Plan of Section 2, River Plantation, of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime established by Master Deed & By-Laws of record in Book 4661, pages 334 and 353, amended in Book 4691, page 906, Book 6354, page 676, and Book 6436, page 389, amended and restated in Instrument No. 20120828-0077595, corrected in Instrument No. 20121207-0113069, and amended and restated in Instrument No. 20120828-0077603, and Instrument No. 20180522-0048991, said Register's Office.

Being the same property conveyed to John Neuhoff, III and wife, Martha C. Neuhoff by deed dated April 19, 1989 from Frank V. Weber and wife, Virginia M. Weber of record in Book 7822, page 967, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Book 8179, pag 930, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce filed October 4, 1994 in Docket No. 93D-854, Fourth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated October 4, 1994 of record in Book 9483, page 580, Register's Office for Davidson County, Tennessee, Martha Cole Neuhoff, being one and the same as Martha C. Neuhoff, conveyed her interest in subject property to John Neuhoff, III
This property is not now nor has it ever been the marital residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2019 Davidson County taxes are not yet due and payable.
2. All matters of record in Book 4460, pages 136 and 137, said Register's Office for Davidson County, Tennessee.
3. Master Deed & By-Laws of record in Book 4661, page 353, Book 4691 page 906, Book 6354, page 676, Book 6436, page 389, Instrument No. 20120828-0077595, Instrument No. 20121207-0113069, Instrument No. 20120828-0077603, Instrument No. 20180522-0084990 and Instrument No. 20180523-0048991, said Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $263,900.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2018.

Notary Public

Commission Expires: October 7, 2019

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2 day of November, 2018.

John Neuhoff III

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared John Neuhoff III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of November, 2018.

Notary Public

My Commission Expires: May 3, 2021

May 3, 2021

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

