Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0074

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE M
THIS 2 day of February, 2019

Notary Public 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 194816 DEEDWARR
02/13/2019 10:27:58 AM 2 pgs
Fees: $13.00 Taxes: $686.35

20190213-0013493

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raymond Coles and Rhiannon Coles 1849 Isabelle Lane Antioch, TN 37013	Same	163-16-0C-111.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Kenneth Jaskier, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raymond Coles and Rhiannon Coles, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Matlock, Phase 1, a Residential Planned Unit Development, of record in Instrument Number 20070430-0051281 and revised in Instrument No. 20180328-0028761, and as established by the Master Deed of Matlock Townhomes recorded in Instrument Number 20070502-0052533 and amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
Being the same property conveyed to Kenneth Jaskier, married by Warranty deed from Jerry Bailey Jones and wife, Annie G. Jones of record in Instrument No. 20160722-0075915 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 22, 2016. Subject property having never been the primary residence of the spouse of Kenneth Jaskier.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 1849 Isabelle Lane, Antioch, TN 37013

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7 day of February, 2019.

Kenneth Jaskier

STATE OF NY
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Jaskier** 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 official seal at Tonawanda (city) New York (state) this 12 day of February, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

LAURA M. SAUVÉ
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN NIAGARA COUNTY
My Commission Expires July 10, 2022