THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
OF RUTHERFORD CO.

STATE OF TN)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $589,000.00

Affiant

Subscribed and sworn to before me, this 17 day of Sept, 2019.

Notary Public
My Commission Expires: 1-24-21

Karen Johnson Davidson County
Batch# 288152 DEEDWARR
09/19/2019 10:27:06 AM 2 pgs
Fees: $13.00 Taxes: $2,179.30
20190919-0095166

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Don Koch & Leslie Koch 102 Chuzzlewit Down Brentwood, TN 37027-7626	New Owner	Tax Parcel ID No. 172-01-OA-065.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMENA ZEBARI** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DON KOCH AND LESLIE KOCH, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65, as shown on the map entitled Copperfield, Revised Subdivision, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AMENA ZEBARI, AN UNMARRIED WOMAN, by deed from JUANITA SELF, A MARRIED WOMAN, of record as Instrument No. 20170208-0013071, dated February 3, 2017, said Register's Office.

Subject property has never been the primary residence of Grantor's spouse or dependents.

This is improved property commonly known as: **102 Chuzzlewit Down, Brentwood, TN 37027-7627**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of September, 2019.

AMENA ZEBARI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMENA ZEBARI**, 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 and official seal at office this 17th day of September 2019.

MARIAH SUTTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Notary Public
My Commission Expires: _____