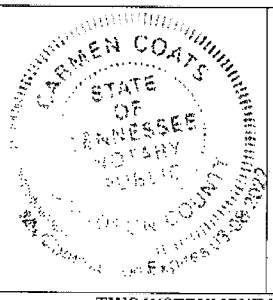
Karen Johnson Davidson County
Batch# 324221 DEEDWARR
12/04/2019 08:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,254.30
20191204-0124780

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2019.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine Sterling Koerpel Matthew Robert Dumbovich	MOVEMENT MTG	059010001600
6137 Beals Lane	8024 CALVIN HALL RD	
Nashville, TN 37218	INDIANLAND, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMIE S. DENT AND JODI C. AARON NKA JODI C. DENT, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE STERLING KOERPEL, AN UNMARRIED WOMAN AND MATTHEW ROBERT DUMBOVICH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16 on the Plan of R. B. Beal Subdivision, Section One of record in Plat Book 3700, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie S. Dent and Jodi C. Aaron, as tenants in common by Warranty Deed from Gordon S. Banks and wife, Nichole M. Banks of record in Instrument No. 20160328-0028386 Register's Office for Davidson County, Tennessee, dated March 24, 2016 and recorded on March 28, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6137 Beals Lane Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of November, 2019.

Jamie S. Dent

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie S. Dent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of November, 2019.

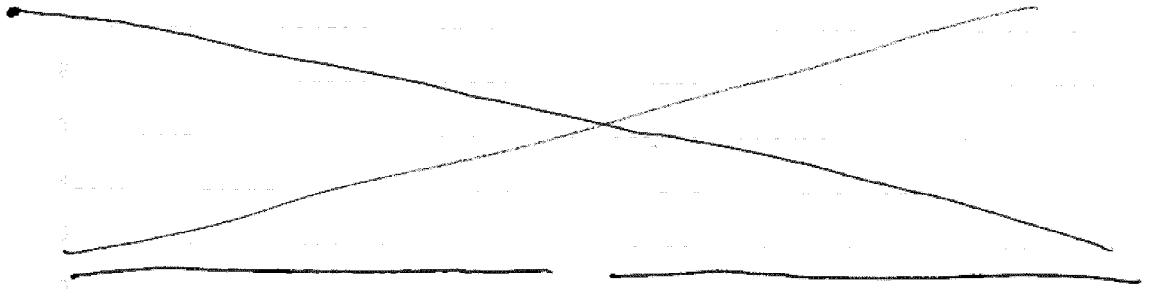
Christine M. Hendricks
Notary Public

My Commission Expires: October 10, 2021

CHRISTINE M. HENDRICKS
Notary Public - California
Santa Clara County
Commission # 2213884
My Comm. Expires Oct 10, 2021

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)



Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to ~~(or affirmed)~~ before me on this 19th day of November, 2019
Date *Month* *Year*
by (1) Jamie S. Dent
~~(and (2) _____)~~,
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CHRISTINE M. HENDRICKS
Notary Public – California
Santa Clara County
Commission # 2213864
My Comm. Expires Oct 10, 2021

Signature Christine M. Hendricks
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ **Document Date:** _____

Number of Pages: _____ **Signer(s) Other Than Named Above:** _____

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Jodi C. Aaron NKA Jodi C. Dent

Jodi C. Aaron NKA Jodi C. Dent

STATE OF ILLINOIS
COUNTY OF Peoria

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jodi C. Aaron NKA Jodi C. Dent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19 day of November, 2019.

Doug Swan
Notary Public

My Commission Expires:

4-11-2020

OFFICIAL SEAL
DOUG SWAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022