WARRANTY DEED

Karen Johnson Davidson County
Batch# 368194 DEEDWARR
03/05/2020 03:06:40 PM 2 pgs
Fees: $13.00 Taxes: $1,713.10
20200305-0025100

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Franklin L. Wood, II and Terryl A. Thomas 209 Lutie Street Nashville, TN 37210	Franklin L. Wood & Terryl A. Thomas PO Box 41854 Nashville TN 37204	119-05-0-288.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joel Kochanski, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Franklin L. Wood, II and Terryl A. Thomas, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 of Block No. 24 on the Plan of Resubdivision of Part of Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel Kochanski by Warranty Deed from Jean R. Lauzon, an unmarried man, dated 02/19/2018 and recorded 02/21/2018, of record in Instrument 201802210016337, Register's Office for Davidson County, Tennessee.

The herein named property is not now, nor has it ever been the primary principal residence of the herein named Grantor, nor his spouse.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 209 Lutie Street, Nashville, TN 37210

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KW-20209

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

Witness my/our hand(s) this the 27th day of February, 2020.

Joel Kochanski

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joel Kochanski with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of February, 2020.

Jennifer D. Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY