Karen Johnson Davidson County
Batch# 369974 DEEDWARR
03/10/2020 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $4,532.50
20200310-0026773

55339

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co. FTEC File No. 353[illegible]-20	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00. Affiant Subscribed and sworn to before me this 5th day of March, 2020. Notary Public My Commission Expires: October 2 2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

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WARRANTY DEED

Address New Owner: Kimberly Koster 2008 Natchez Trace Nashville, TN 37212	Send Tax Bills To: Kimberly Koster 2008 Natchez Trace Nashville, TN 37212	Tax Information: Map and Parcel No.: 104 11 0 131 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Natchez Partnership, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kimberly Koster, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2008 Natchez Trace, Nashville, TN 37212.

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

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of March, 2020.

Natchez Partnership, a Tennessee general partnership

BY: Dual Holdings, LLC, a Tennessee limited liability company, General Partner

BY: _____
Scott E. Robinson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Scott E. Robinson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Dual Holdings, LLC, a Tennessee limited liability company and General Partner of Natchez Partnership, a Tennessee general partnership, and as such Member executed the foregoing instrument for the purpose therein contained by signing his name as Member.

Witness my hand, at office, this 5th day of March, 2020.

_____
Notary Public

My Commission Expires:

10 / 2 / 2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dual Holdings, LLC, a Tennessee limited liability company, by deed dated August 18, 2017 from Rush S. Root, an unmarried person, of record in Instrument No. 20170823-0086409, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 5, 2020 of Record as Instrument No. ___202003100026772___, Register's Office for Davidson County, Tennessee, Dual Holdings, LLC, A Tennessee limited liability company, transferred title to the subject property to Natchez Partnership, a Tennessee general partnership.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 104 11 0 131 00.
2. All matters appearing on the Plan of record as Book 421, page 7, Register's Office for Davidson County, Tennessee.

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 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: October 2, 2023
Notary Seal:

