Karen Johnson Davidson County
Batch# 377731 DEEDWARR
03/26/2020 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200326-0032838

WARRANTY DEED

CORRIE CAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. TE0006416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: 05/09/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Martinez	New owner	
(NAME)	(NAME)	
1025 Alice Street		070-07-0-040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Chris Koch and Allison Koch, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos Martinez,** Single man, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Southerly 200 feet on the Easterly 50 feet of Lot No. 19 on the Map of J.S. Spurlock Lands, not of record, described according to a survey made by Earle Drake, County Surveyor, April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the common corner of Lots Nos. 19, 20, 27, and 28; thence with the line between Lots Nos. 19 and 20 Northwardly 200 feet; thence Westwardly 50 feet; thence Southwardly 200 feet to the center of Alice Avenue; thence with the center of said Avenue Eastwardly 50 feet to the beginning.

Being a portion of the same property conveyed to REI615, LLC, A Tennessee Limited Liability Company by Quitclaim deed from REI616, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20181221-0124363 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 21, 2018.

Being a portion of the same property conveyed to Chris Koch and Allison Koch by Quitclaim Deed from REI615, LLC, a Tennessee limited liability company, dated March 13, 2020 and filed record on March 23, 2020 as Instrument Number 20200323-0031473, Register's office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1025 Alice Street, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 19th day of March, 2020.

Chris Koch by Joshua L. Hunter as Attorney in Fact

Allison Koch by Joshua L. Hunter as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Joshua L. Hunter, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Chris Koch and Allison Koch, and who acknowledged that he executed the same as the free act and deed of the said Chris Koch and Allison Koch, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office.

202003260032837

Witness my hand this 19th day of March, 2020.

Notary Public

My commission expires: 05/09/23

RETURN RECORDED DOCUMENTS TO:

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

