File 33165-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 394730 **DEEDWARR**
05/04/2020 09:18:21 AM 3 pgs
Fees: $18.00 Taxes: $1,951.75

20200504-0046118

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$527,500.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2020.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Davis M. Stephen	**Synovus Bank**	**Map 091-06-4-G Parcel 002.00co**
5605B Morrow Road	**1033 Demonbreun Street, Ste 200**	
Nashville, TN 37209	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julia K. Kost, now known as Julia Kost Thomas, a married woman, and Brian J. Kost, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Davis M. Stephen

HEREINAFTER CALLED THE GRANTEES, 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 Unit "B" of 5605 Morrow Road Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5605 Morrow Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161230-0137328, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to 5605 Morrow Road Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20161230-0137328, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Julia K. Kost, an unmarried woman and Brian J. Kost, a married man, by Warranty Deed dated November 7, 2017 from Richland South, LLC, a Tennessee limited liability company, of record in Instrument No. 20171113-0116110, Register's Office for Davidson County, Tennessee. The said Julia K. Kost having since married and is now known as Julia Kost Thomas.

The property conveyed herein is not the place of residence of Brian J. Kost, Grantor, or his spouse.

Michael Thomas, spouse of the above named Julia K. Kost, now known as Julia Kost Thomas, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for 5605 Morrow Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161230-0137328, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for 5605 Morrow Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161230-0137328, Register's Office for Davidson County, Tennessee. 3) Easement for sewage and water systems of record in Book 2292, Page 617, said Register's Office. 4) 20 foot Sanitary Sewer Easement of record in Book 6200, Page 829, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5605B Morrow Road, Nashville, TN 37209**

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 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 29 day of April, 2020.

Julia Kost Thomas
Julia Kost Thomas

Michael Thomas
Michael Thomas

Brian J. Kost

STATE OF WASHINGTON)
COUNTY OF KING)

Personally appeared before me, a Notary Public of said County and State, **Julia Kost Thomas and Michael Thomas,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Kenmore (city), Washington, this 29th day of April, 2020.

Dana D Edwards
Notary Public

(seal)

NOTARY PUBLIC
STATE OF WASHINGTON
DANA D. EDWARDS
My Appointment Expires
JULY 28, 2021

My Commission Expires: 07/28/2021

STATE OF WISCONSIN)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Brian J. Kost,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), Wisconson, this _____ day of _____, 2020.

(seal)

Notary Public

My Commission Expires: _____

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 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 ____ day of _____, 2020.

Julia Kost Thomas

Michael Thomas

Brian Kost

Brian J. Kost

STATE OF WASHINGTON)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Julia Kost Thomas and Michael Thomas,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), Washington, this ____ day of _____, **2020.**

Notary Public (seal)

My Commission Expires:_____

STATE OF WISCONSIN)
COUNTY OF Waukesha)

Personally appeared before me, a Notary Public of said County and State, **Brian J. Kost,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Delafield (city), Wisconson, this 29 day of April, **2020.**

Bonnie Dixon

Notary Public

My Commission Expires: 10/09/2020

(seal)

BONNIE DIXON
Notary Public
State of Wisconsin