WARRANTY DEED

Karen Johnson Davidson County
Batch# 404139 DEEDWARR
05/21/2020 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $688.20
20200521-0052842

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/7.23
(AFFIX SEAL)

GREGORY D. VAUGHN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Brandon V.Gostnell	New Owner	Parcel ID: 107 14 0 060.00
(NAME) 907 Kipling Drive	(NAME) " "	
(ADDRESS) Nashville, TN 37217	(ADDRESS) " "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Terrell Lee Kohn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brandon V. Gostnell, an unmarried man**, 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 Lot No. 151 on the Map of Miro Meadows, as of record in Book 1424, Pages 94 and 95, said Register's Office.

Said Lot No. 151 fronts 70 feet on the south side of Kipling Drive and runs back between lines, 144.1 feet on the west line, 143.9 feet on the east line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Terrell Lee Kohn, unmarried, by Warranty Deed from Mark Lane, unmarried, of record in Instrument No. 20111115-0089037, in the Register's Office of Davidson County, Tennessee, dated November 10, 2011 and recorded on November 15, 2011.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 907 Kipling Drive, Lot 151, Nashville, TN 37217

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 our hands this 14th day of May, 2020

Jennifer J. Gentry as Attorney-in-Fact for Terrell Lee Kohn

Jennifer J. Gentry as Attorney-in-Fact

for Terrell Lee Kohn

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer J. Gentry as Attorney-in-Fact for Terrell Lee Kohn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County