This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $476,000.00.

Affiant

Subscribed and sworn before me this the 19 day of May, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 404887 DEEDWARR
05/22/2020 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20200522-0053491

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gary L. Koehler and Yvonne M Koehler 3713 Princeton Avenue Nashville, TN 37205	New Owner	104-05-0 163.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PETER J. HOLLAND AND CAITLYN G. HOLLAND, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GARY L. KOEHLER AND YVONNE M. KOEHLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 405, PLAN OF RICHLAND REALTY CO'S DIVISION "C", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 31, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Peter J. Holland and Caitlyn G. Holland, husband and wife, by deed from Peter J. Holland and Caitlyn G. Holland, husband and wife, dated 10/24/2016, of record in Instrument No. 20170112-0003633, said Register's Office.

Also being the same property conveyed to Peter Holland, unmarried, and Caitlyn Gibbons, unmarried, as tenants in common with rights of survivorship, by deed dated 02/22/2013, from Jennifer Michelle Baldwin, Trustee of the Normajean S. Wulfers Revocable Trust dated July 15, 2011, of record in Instrument No. 20130301-0020591, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3713 Princeton Avenue, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 19 day of May, 2020.

Peter J Holland by Jenny West Attorney in Fact
Peter J. Holland
BY: Jenny West as Attorney-in-Fact

Caitlyn G Holland by Jenny West Attorney-in-Fact
Caitlyn G. Holland
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 19 day of May, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Peter J. Holland by Specific POWER OF ATTORNEY dated 5/15/20, and who acknowledged that he executed the same as the free act and deed of Peter J. Holland.

Witness my hand and official seal this 19 day of May, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 19 day of May, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Caitlyn G. Hollandby Specific POWER OF ATTORNEY dated 5/15/20, and who acknowledged that he executed the same as the free act and deed of Caitlyn G. Holland.

Witness my hand and official seal this 19 day of May, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731