Karen Johnson Davidson County
Batch# 421350 DEEDWARR
06/19/2020 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $9,120.50
20200619-0065722

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **KOKO Residential, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Jason Meyer and Meredith Martin Meyer, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Esteswood Estates, of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of the property.

Being the same property conveyed to KOKO Residential, LLC by deed from Grace G. Fairbanks, unmarried, dated April 18, 2019, of record in Inst No. 20190423-0037221, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced description, and to applicable easements, conditions, assessments and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4322 Esteswood Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jonathan Jason Meyer **4322 Esteswood Drive** **Nashville, TN 37215**	Suntrust-Truist Bank 1001 Semmes Ave, RVW 5023 Richmond, VA 23224	**30-08-0-019.00**

WITNESS THE EXECUTION HEREOF this 11th day of June, 2020.

KOKO Residential, LLC, a Tennessee limited liability company

John W. Eakin, Sole member

John W. Eakin, Sole member

State of Tennessee)
County of Davidson)

On this 11th day of June, 2020, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, John W. Eakin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, KOKO Residential, LLC and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of KOKO Residential, LLC as Sole Member.

Notary Public

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,465,000.00.**

Affiant

Sworn and subscribed before me on this the 15TH day of June, 2020.

Notary Public

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 5/18/2024

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023