Karen Johnson Davidson County
Batch# 422903 DEEDWARR
06/22/2020 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20200622-0066566

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20-7438

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $324,000.00.

Angela Pearson
Affiant

Subscribed and sworn to before me, this the 19th day of June, 2020.

Notary Public
My Commission Expires: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Liberty Cornell 2505 Tinnin Road Goodlettsville, TN 37072	Liberty Cornell 2505 Tinnin Road Goodlettsville, TN 37072	003-00-0-061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Kavur and Sophie Kavur, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Liberty Cornell, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 10th Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Ethel May Adamson, by Billy Eugene Weaver, et ux, in a deed of record which is recorded in Book 7357, Page 325, Register' s Office for Davidson County, Tennessee, and further described as a portion of that property described in an Affidavit of Inheritance, which is recorded in Book 10678, Page 147, Register' s Office for Davidson County, Tennessee.

BEGINNING at a concrete monument (old) in the westerly margin of Tinnin Road, the northeast corner of a tract of land which belongs to Benny Brown, having a deed reference in Book 9723, Page 25, Register' s Office for Davidson County, Tennessee, the northwest corner of this tract and continuing, as follows: South 40 degrees 39 minutes 11 seconds East, 160.00 feet to an iron pin (new), in the westerly margin of Tinnin Road, the northwest corner of a tract of land which belongs to John Smiley, having a deed reference in Book 8429, Page 790, Register' s Office for Davidson County, Tennessee; thence, South 41 degrees 43 minutes 25 seconds West, 437.64 feet to a pipe (old), the southwest corner of said tract of land which belongs to John Smiley, a corner of a tract of land which belongs to Fred Cobb having a deed reference in Book 8400, Page 263, Register' s Office for Davidson County, Tennessee; thence South 42 degrees 05 minutes 48 seconds West 490.86 feet to a nail in the south side of 24' maple tree (found), the southwest corner of said tract of land which belongs to Fred Cobb, a corner of a tract of land which belongs to Tinnon Medley, having a deed reference in Book 11432, Page 699, Register' s Office for Davidson County, Tennessee; thence with the boundary of said tract of land which belongs to Tinnon Medley, as follows: South 46 degrees 52 minutes 42 seconds West, 290.95 feet to an iron pin (new); thence, North 84 degrees 41 minutes 24 seconds West, passing a corner of said tract of land which belongs to Tinnon Medley, and a corner of a tract of land which belongs to J.A. Crawford, Jr., having a deed reference in Book 3704, page 250, Register' s Office for Davidson County, Tennessee, and continuing in all 403.55 feet to an iron pin (old) in the easterly boundary of said tract of land which belongs to J.A. Crawford, Jr., the southeast corner of said tract of land which belongs to Benny

Brown; thence with the boundary of said tract of land which belongs to Benny Brown, as follows: North 62 degrees 24 minutes 53 seconds East, 504.73 feet to an iron pin (old); thence, North 03 degrees 44 minutes 29 seconds East, 161.43 feet to an iron pin (old); thence, North 49 degrees 21 minutes 28 seconds East, 489.35 feet to an iron pin (old); thence, South 83 degrees 54 minutes 21 seconds East, 76.78 feet to an iron pin (old); thence, North 35 degrees 10 minutes 00 seconds East, 232.26 feet to an iron pin (old); thence, North 49 degrees 11 minutes 58 seconds East, 120.17 feet to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708 d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, December 1, 1999.

Being the same property conveyed to Michael Kavur and Sophie Kavur, husband and wife by Warranty deed from John Smiley, Heir-at-Law of the Estate of Ethel Adamson, deceased of record in Instrument No. 20160601-0054832 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 01, 2016. (Value of consideration shown in aforementioned deed $250,000.00.) Being also known as 2505 Tinnin Road Goodlettsville, Tennessee 37072.

This is improved property located at: **2505 Tinnin Road, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2020.

GRANTOR:

Michael Kavur

Sophie Kavur

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Kavur and Sophie Kavur, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of June, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

