39-B

Karen Johnson Davidson County
Batch# 426376 DEEDWARR
06/25/2020 02:45:59 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20200625-0068978

WARRANTY DEED

2020-1219-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of June, 2020

(Affix Seal) Notary Public

My Commission Expires: 3/8/22

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
KOKO Residential, LLC 2807 Hemingway Drive Nashville, TN 37215	KOKO Residential, LLC 520 Jackson Blvd. Nashville, TN 37205	Map/Parcel 130-15-0-088.pp

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, **Natalie Suzette Lashlee Rutherford, Executrix and Devisee of the Last Will and Testament of Geraldine Lashlee** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **KOKO Residential, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that 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. 8 of Block "C" on the Plan of Tyne Meade, Section III, as of record in Book 1424, page 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southwesterly side of Hemingway Drive at the common corner of Lots 8 and 9 on said plan; thence northwesterly 155.71 feet to a concrete monument; thence northwesterly 53.94 feet to another concrete monument; thence southwesterly around a curve having a radius of 40 feet, 76.20 feet to a concrete monument; thence southerly 159.2 feet to a point; thence southeasterly 209.6 feet to a point, said point being the line between Lots 8 and 9 on said plan; thence northeasterly 213 feet to the point of beginning.

Being the same property conveyed to Arthur M. Lashlee and wife, Geraldine F. Lashlee by Warranty Deed from D.P. Chambers and wife, Juanita Chambers, dated November 1, 1963, of record in Book 3645, page 441, Register's Office for Davidson County, Tennessee. Arthur M. Lashlee predeceased his wife, Geraldine F. Lashlee. Her Last Will and Testament being filed in the Circuit Court for Davidson County, Tennessee under Docket No. 19P2058 devised the subject property to her daughter, Natalie Suzette Lashlee Rutherford.

This conveyance is subject to the following: Davidson County Taxes for the year 2020 a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2807 Hemingway 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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 22nd day of June, 2020:

Natalie Suzette Lashlee Rutherford

Natalie Suzette Lashlee Rutherford

Estate of Geraldine Lashlee

Natalie Suzette Lashlee Rutherford - executrix

Natalie Suzette Lashlee Rutherford, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of June, 2020, before me personally appeared Natalie Suzette Lashlee Rutherford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of June, 2020.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Natalie Suzette Lashlee Rutherford, Executrix of the Estate of Geraldine Lashlee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of the Estate of Geraldine Lashlee, the within bargainor, and that she as such Executrix of the Estate of Geraldine Lashlee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Natalie Suzette Lashlee Rutherford, Executrix of the Estate of Geraldine Lashlee,

Witness my hand, at office, this 22nd day of June, 2020.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020