Karen Johnson Davidson County
Batch# 435889 DEEDWARR
07/13/2020 10:33:00 AM 2 pgs
Fees: $13.00 Taxes: $1,709.40

20200713-0076130

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

File No.: AGL-20-1420

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase S. Lauer and Lauren A. Bonavenia	New owner	064-05-0-098.00
(NAME)	(NAME)	
1420 Station Four Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MONICA S. HORSEMAN AND NATHANIEL SHAY HORSEMAN, AS TO AN UNDIVIDED 50% INTEREST; MONICA HORSEMAN, AS EXECUTRIX OF THE ESTATE OF RALPH W. KOHL, DECEASED, AS TO AN UNDIVIDED 50% INTEREST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAUREN A. BONAVENIA, A SINGLE WOMAN AND CHASE S. LAUER, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs 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. 69, PHASE ONE, CLEVELAND HALL, as shown on plat of record in Plat Book 11700, Page 51, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 19991209-0301348, 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 from Antonio L. Tomlin to Monica S. Horseman, a married woman and Ralph Kohl, an unmarried man, by Warranty Deed dated April 7, 2015, recorded April 21, 2015, in Instrument No. 20150421-0035677, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Monica S. Horseman, a married woman as to an undivided 50% interest, to Monica S. Horseman and Nathaniel Shay Horseman, husband and wife, as joint tenants with right of survivorship, as to an undivided 50% interest, dated March 23, 2017, recorded March 27, 2017, in Instrument No. 20170327-0029715, in the Register's Office of Davidson County, Tennessee.

Ralph Kohl, a/k/a Ralph W. Kohl, a/k/a Ralph Wilson Kohl, Jr. (herein after "Decedent"), having died August 8, 2018, was, at that time, a resident of Fresno County, State of California. Decedent left a Last Will and Testament, having been filed for muniment of title in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 20P856, establishing the above named beneficiaries.

Monica Horseman and Monica S. Horseman being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1420 Station Four Lane, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 gende

Witness my/our hand(s) this 12 day of June, 2020.

Monica S. Horseman, individually

Nathaniel Shay Horseman

Monica Horseman, Executrix of the Estate of Ralph W. Kohl

Executrix of the Estate of Ralph W. Kohl

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monica S. Horseman and Nathaniel Shay Horseman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of June, 2020.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 12 day of June, 2020, before me personally appeared Monica Horseman, Executrix of the Estate of Ralph W. Kohl, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12 day of June, 2020.

Notary Public
My Commission Expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY