Karen Johnson Davidson County
Batch# 462571 DEEDWARR
08/24/2020 10:17:33 AM 2 pgs
Fees: $13.00 Taxes: $860.25
20200824-0095141

WARRANTY DEED

BOTKO-H20357

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF August, 2020.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Craig A Botko and Shari V Botko, husband and wife	Craig A Botko and Shari V Botko	072.07-0-076.00
1107 Shoreside Drive	1107 Shoreside Drive	
Hendersonville, TN 37075	Hendersonville, TN 37075	

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 consideration, the receipt of which is hereby acknowledged, I/we, KENNETH LEIBFRITZ AND DEBBIE L COOK, TENANTS IN COMMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CRAIG A BOTKO AND SHARI V BOTKO, HUSBAND AND WIFE, 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 the westerly one-half of Lot No. 10 on the Plan of Inglewood Lots, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 10 fronts 50 feet on the southerly margin of Kirkland Avenue, and runs back on its easterly line 171.75 feet, more or less, and on its westerly line 174.4 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Kenneth Leibfritz and Debbie L Cook, tenants in common, subject to a life estate in Madell Marshall Leibfritz and wife, Virginia Leibfritz by deed from Madell Marshall Leibfritz and wife, Virginia Leibfritz of record in Book 7888, Page 1, recorded on 07/13/1989, Register's Office for Davidson County, Tennessee.

Previously conveyed to Madell Marshall Leibfritz by deed from Treva Davis recorded 08/14/1980 in Book 5637, Page 162. Madell Marshall Leibfritz a/k/a Marshall Madell Leibfritz having died on 01/04/1996 and Virginia Charlotte Leibfritz having died on 05/10/2020, extinguishing their life estate.

( ) unimproved
This is (X) improved property known as 1134 Kirkland Avenue, Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 genders.

Witness my/our hand(s) this 20th day of August, 2020 :

Kenneth Leibfritz

Debbie L Cook

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named KENNETH LEIBFRITZ AND DEBBIE L COOK, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 20th day of August, 2020.

Notary Public

My Commission Expires: _____

