NEW OWNER:
Nicholas Koch
6131 Marler Road
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-296

MAP & PARCEL
156-00-0-052.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 471777 DEEDWARR
09/08/2020 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,168.20
20200908-0102129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED EIGHTY SIX THOUSAND AND 00/100 DOLLARS ($586,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **George Widuch and wife, Sharon T. Widuch** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Nicholas Koch and Sharayah Koch, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at an existing iron pipe at the Southeasterly corner of Stanley R. Pewitt of record in Book 10114, Page 214, Register's Office for Davidson County, Tennessee, and proceeding as follows.

With said Pewitt North 05 degrees 11 minutes 56 seconds West 15.81 feet to an existing iron pin; thence, with the Southerly boundary of Mrs. Henry Carter of record in Book 1199, Page 571, said Register's Office, North 67 degrees 08 minutes 38 seconds East 146.37 feet to an existing iron pipe; thence, with the Southerly boundary of Jeannie Marie Hagan of record in Book 10022, Page 276, said Register's Office, North 65 degrees 57minutes 12seconds East 145.39 feet to an iron pin set; thence, with the Southerly boundary of Fisher C. Bethshears of record in Book 3970, Page 773, said Register's Office, North 64 degrees 25minutes 07seconds East 147.01 feet to an existing iron pipe; thence with the Westerly boundary of Joseph and Sandy Behling of record at instrument No. 20000824-0083775, said Register's Office South 00 degrees 27 minutes 22 seconds East 192.63 feet

to an existing iron pin; thence with the Northerly right-of-way of Marier Road (width unknown) South 87 degrees 11minutes 19 seconds West 399.24 feet to an existing iron pin; thence North 05 degrees 23 minutes 38 seconds West 16.97 feet to the point of beginning. Containing 44,205 square feet or 1.01 acres, more or less.

Being the same property conveyed to George Widuch and wife, Sharon T. Widuch by Warranty Deed from Huw S. Bower and Elizabeth J. Bower, husband and wife of record in Instrument No. 20110324-0022862 Register's Office for Davidson County, Tennessee, dated February 09, 2011 and recorded on March 24, 2011.

Being also known as 6131 Marler Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 3 day of September, 2020.

Sharon T Widuch
Sharon T. Widuch

George Widuch by Sharon T. Widuch, AIF
George Widuch
by Sharon T. Widuch, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid Sharon T. Widuch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument * on behalf of, and as attorney-in-fact for, George Widuch, the within named bargainor, for the purposes therein contained.

* individually, and

WITNESS my hand and official seal at office this 3 day of September, 2020.

Hunter B. Thrasher
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**586,000.00**.

AFFIANT

Sworn to and subscribed to before me this 4th day of September, 2020.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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 document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

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

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

