WARRANTY DEED

File #20375 Karen Johnson Davidson County
Batch# 482875 **DEEDWARR**
09/24/2020 01:41:22 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40

20200924-0110093

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Timothy Koetters	NEW OWNER	-092-02-0C-001.00-CO
(NAME)	(NAME)	
2413 A Scovel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William P. Koopmans and Sherri L. Koopmans, husband and wife and Allison Marie Koopmans, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Timothy Koetters, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, The Two on Scovel, Phase One, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Two on Scovel, Phase One, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160107-0001720 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William P. Koopmans and Sherri L. Koopmans, husband and wife, and Allison Marie Koopmans, unmarried, as joint tenants with rights of survivorship by QuitClaim deed from William Peter Koopmans and Sherri Lynn Koopmans, husband and wife of record in Instrument No. 20171004-0101645 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on October 04, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2413 A Scovel Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-20-2413A

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. 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 17th day of September, 2020.

William P. Koopmans

Sherri L. Koopmans

STATE OF Kentucky

COUNTY OF Kenton

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **William P. Koopmans and Sherri L. Koopmans**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of September, 2020.

My commission expires: _____

Notary Public

COMMONWEALTH OF KENTUCKY
UNITED WE STAND
DIVIDED WE FALL

KEVIN GARY L. KRAFT
Notary Public, Kentucky
State At Large
My Commission Expires
April 15, 2024
Notary ID# KYNP6205

Witness my hand this 17 day of September, 2020.

Allison Marie Koopmans

STATE OF North Carolina

COUNTY OF mecklenburg

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Allison Marie Koopmans**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2020.

My commission expires: July 29, 2025 Andriea Lawrence
Notary Public

Andriea Lawrence
Notary Public
Mecklenburg County, NC
My Commission Expires July 29, 2025

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027