Karen Johnson Davidson County
Batch# 483100 DEEDWARR
09/25/2020 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20200925-0110365

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

#35732

39-B
File #20-1399

# WARRANTY DEED

**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, the undersigned **Johannes Kuhs and Krystle Kuhs, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael James Fowler and Barbara Gisella Carranza Leon, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the Westerly 50 feet of the Easterly 100 feet of the Southerly half of Lot No. 21 on the plan of Belair, as of record in Book 332, page 6, Register's Office for said County. Said part of Lot 21 fronts 50 feet on the Northerly side of Woodlawn Drive formerly Belair Avenue, and runs back between parallel line 192 feet to a dead line.

Being the same property conveyed to Johannes Kuhs and Krystle Kuhs, husband and wife by deed from Clinton C. Cromwell and Lourdes L. Cromwell, husband and wife, dated June 15, 2016, of record in Inst. No. 20160617-0061570, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 2610 Woodlawn Drive, Nashville, TN 37212.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Michael James Fowler<br>2610 Woodlawn Drive<br>Nashville, TN 37212 | New Owner<br>2610 Woodlawn Drive<br>Nashville, TN 37212 | 104-15-0-366.00 |

**WITNESS THE EXECUTION HEREOF** this 17 day of September, 2020.

Johannes Kuhs
**Johannes Kuhs**

Krystle Kuhs
**Krystle Kuhs**

**State of** Kentucky
**County of** Fayette

On this 17 day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Johannes Kuhs and Krystle Kuhs, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Jane Catherine VanWinkle
Notary Public

My Commission Expires: Jane Catherine VanWinkle
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP820
MY COMMISSION EXPIRES 2/9/24

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 730,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of September, 2020.

Dianne R. Kirby
Notary Public

My Commission Expires: 09-07-21

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

