Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2445TN

Karen Johnson Davidson County
Batch# 497911 DEEDWARR
10/19/2020 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,242.83
20201019-0121293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of September, 2020.

Notary Public
Commission Expiration: 11-8-2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Stephanie Alexis Kopel 810 Tuckahoe Drive Madison, TN 37115	**SAME AS NEW OWNER.**	042-09-0-112.00

WARRANTY DEED

FOR AND IN 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, WE, **Kovrig Properties, LLC**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Alexis Kopel, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 810 Tuckahoe Drive, Madison, TN 37115, County of Davidson

Being all of Lot No. 56 on the Plan of Kemper Heights, Section 2, as shown by plat and survey of record in Book 2331, Page 104, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 56 fronts 75 feet on the northerly side of Tuckahoe Drive, and extends back between lines 169.1 feet on the westerly side and 165.4 feet on the easterly side to a line in the rear measuring 75.2 feet thereon.

Being the same property previously conveyed to W. Michael Kennedy, Lesley M. Kennedy, and Amanda K. Parker, as equal tenants in common, by Warranty Deed from Cheryl Draper Ridings, married, and Vicki Draper Hawk, married, dated 03/21/2011 and recorded 03/23/2011 in Instrument No. 20110323-0022496, said Register's Office. Affidavit of Heirship for Loyd Vernon Draper and Anne Carolyn Draper of record in Instrument No. 20110323-0022495, said Register's Office.

Being the same property conveyed to Kovrig Properties, LLC, by Warranty Deed from W. Michael Kennedy, Lesley M. Kennedy, and Amanda K. Parker, as equal tenants in common, dated 03/06/2020 and recorded 03/10/2020 in Instrument No. 20200310-0026888, said Register's Office.

Tax Map and Parcel ID: 042-09-0-112.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 810 Tuckahoe Drive, Madison, TN 37115

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 unemcumbered, 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 28th day of September, 2020.

Kovrig Properties, LLC

BY: _____
Allison Ann Kovrig, Managing Member

BY: _____
Blake Kovrig, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Allison Ann Kovrig and Blake Kovrig,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Managing Members of Kovrig Properties, LLC**, the within named bargainor, a limited liability company, and that he as **Managing Members of Kovrig Properties, LLC**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Managing Members of Kovrig Properties, LLC.**

Witness my hand and official seal at office this 28th day of September, 2020.

_____
Notary Public
Commission Expiration:

NELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires
8-27-2022

LTE File No.: 20-2445TN

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212