Karen Johnson Davidson County
Batch# 541087 DEEDWARR
12/22/2020 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,205.83
20201222-0152582

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021
(AFFIX SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Corey Smith	Navy Federal Cr.	Parcel ID: 172-12-0B-137.00
(NAME) 1628 Roundhill Drive	(NAME) 1829 Ne 192 Ave	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Gainesville, FL 32609	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Koch, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Corey Smith, unmarried man**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 395, on the Plan of Section Seven, Bradford Hills, as shown by plat appearing of record in Plat Book 7900, pages 337-338(erroneously referred to page 388 in previous deed), of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to David Koch, an unmarried man, By Warranty Deed from Susan Berthiaume, Unmarried dated August 31, 2011 recorded September 02, 2011, of record as Instrument No. 20110902-0068265 Register's Office for Davidson County, Tennessee.

Danielle Koch joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1628 Roundhill Drive, Nashville, TN 37211

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 our hands this 21 day of December, 2020

David Koch

Danielle Koch

Danielle Koch

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David Koch and Danielle Koch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2020.

Notary Public

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-12-24

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

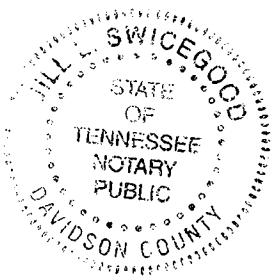
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

900