Karen Johnson Davidson County
Batch# 542827 DEEDWARR
12/28/2020 01:07:28 PM 3 pgs
Fees: $18.00 Taxes: $2,662.15
20201228-0153616

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $719,500.00. **Affiant** Subscribed and sworn to before me, this 23 day of December, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Address New Owner As Follows:
Lindsey Taylor Maestas and
Justin Mario Maestas
4 Abbeywood Court
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
131-06-0F-002.00-CO

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **PAULA DUNLAP KOCH, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LINDSEY**

TAYLOR MAESTAS AND JUSTIN MARIO MAESTAS, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Burton Hills Village of Abbeywood Tract 21, of record in Plat Book 6900, page 223, amended in Book 7147, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Kimbrough L. Dunlap, III and wife, Paula Dunlap, by deed from Scott Sohr and wife, Lyn Sohr, of record in Book 9641, page 830, dated April 3, 1995, Register's Office for Davidson County, Tennessee. The said Kimbrough L. Dunlap, III and Paula Dunlap having since divorced and pursuant to Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 00D-1488, Kimbrough L. Dunlap, III conveyed his interest in the subject property to Paula Dunlap by quitclaim deed of record as Instrument No. 20020304-0027036, dated February 26, 2002, said Register's Office.
>
> The said Paula Dunlap is now known as Paula Dunlap Koch.

This conveyance is made subject to:

1. County taxes for the year 2020, which have been prorated and paid by Grantor; 2021 and subsequent years County taxes shall be paid by Grantees.

2. Matters shown on the Plan of record in Plat Book 6900, page 223, amended in Book 7147, page 423, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522, Book 6778, page 536, Book 7146, page 188, Book 7146, page 193, Book 7147, page 423 amended in book 9790, page 987, Register's Office for Davidson County, Tennessee.

4. Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.

5. Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and Book 7147, page 416, Register's Office for Davidson County, Tennessee.

6. Assignments of record in Book 8967, page 727, Book 9193, page 523, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4 Abbeywood Court, Nashville, TN 37215

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23 day of December, 2020.

Paula Dunlap Koch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Dunlap Koch, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of December, 2020.

Notary Public

My Commission Expires:

