Boy 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 555638 DEEDWARR
01/15/2021 02:43:39 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00

20210115-0007304

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 440.000.00.

Affiant

Subscribed and sworn to me on January 08, 2021

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEP 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34160A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Adelman Lynn Adelman 7904 River Fork Drive Nashville, TN 37221	SAME AS NEW OWNERS	-141-15-D-205 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edward H. Kohl and wife, Hilda C. Kohl, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William Adelman and Lynn Adelman, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Phase III-A "Sheffield" on the Harpeth, of record in Plat Book 7900, Page 332, Register's Office, Davidson County, Tennessee.
Said Lot No. 205 fronts 77.75 feet on the broken northerly margin of River Fork Drive and extends back 129.09 feet on the easterly line and 130.75 feet on the westerly line to a dead line in the rear, measuring 89.24 feet thereon.

Being the same property conveyed to Edward H. Kohl and wife, Hilda C. Kohl by Warranty Deed from Daniel M. Mack and wife, Terri L. Mack recorded on June 25, 2013 in Instrument No. 20130625-0064985, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Book 7900, Page 332, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Master Restrictions in Book 7145, Page 954, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of Sheffield on the Harpeth of record in Book 7145, Page 964 and amended in Book 8146, Page 463, Register's Office of Davidson County, Tennessee.
5. Charter of Sheffield on the Harpeth Homeowners' Association Inc., of record in Book 6939, Page 983, Register's Office for Davidson County, Tennessee.
6. Easement for Transmission Line of record in Book 4136, Page 525 and Book 4279, Page 731, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee of record in Book 5738, Page 829, Register's Office for Davidson County, Tennessee.
8. Unanimous Consent of the Directors of Sheffield on the Harpeth Homeowners' Association, Inc. of record in Book 8276, Page 238, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 7904 River Fork Drive, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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 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/our hand(s) this 15th day of January, 2021.

Edward H Kohl
by Hilda C Kohl attorney in Fact

Edward H. Kohl
By: Hilda C. Kohl, Attorney In Fact

Hilda C. Kohl

Hilda C. Kohl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hilda C. Kohl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Edward H. Kohl, as his Attorney in Fact, as the free act and deed of the within named Edward H. Kohl.

Witness my hand and official seal this 15th day of January 2021.

NOTARY PUBLIC

TODD A. BRICKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

My Commission Expires: 9/7/21

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 15, 2021, before me personally appeared Hilda C. Kohl 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on January 15, 2021.

NOTARY PUBLIC

My Commission Expires: 9/1/21

