Karen Johnson Davidson County
Batch# 603167 DEEDWARR
03/31/2021 08:06:30 AM 5 pgs
Fees: $28.00 Taxes: $1,220.63
20210331-0041978

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL.

WARRANTY DEED

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-569

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan Komm	Paramount Bank	042 09 0 075.00
(NAME)	(NAME)	
1008 Tuckahoe Dr.	620 Emerson Rd #305	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	St. Louis, MO 63141	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark W. St. John, Trustee of Mark W. St John Revocable Living Trust dated November 7, 2011** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jordan Komm and Laura Ashley Heath, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions and (6) any unrecorded easements, or those imposed by operation of law (collectively, the "**Permitted Exceptions**").

This is improved property located at 1008 Tuckahoe Drive, Nashville, TN 37115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 26th day of March, 2021.

GRANTOR:

Mark W. St John Revocable Living Trust dated November 7, 2011

By: _____
Mark W. St. John, Trustee

STATE OF TENNESSEE)

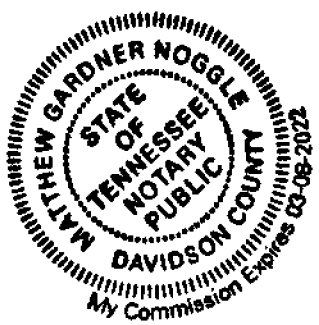
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mark W. St. John, Trustee of Mark W. St John Revocable Living Trust dated November 7, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26 day of March, 2021.

_____
Notary Public

My Commission Expires: 3/8/22



EXHBIIT "A"

DESCRIPTION OF THE PROPERTY

Tract "S": A tract or parcel of land in the 11th Civil district of Davidson County, Tennessee, being parts of the land conveyed to J.R. Coarsey, Trustee, by deed from J.C. Oakley et ux and H.W. Crook, recorded in Book 2435, Page 225, RODC, Tenn., and by deed from Emma R. Kemper recorded in Book 2435, Page 205, RODC, Tenn., and being part of the land marked J.R. Coarsey, Trustee, on the plan of Kemper Heights, Section One, as recorded in Book 2331, Page 66, RODC, Tenn., a part of the land marked "Reserved Parcel 3" on the plat Kemper Heights Section Two, as recorded in Book 2331, Page 104, RODC, Tenn., and more particularly described as follows:

Beginning at an iron stake at the southwest corner of Lot No. 145, Kemper Heights, Section One, thence with the rear line of Lot 145 North 74 deg. 32' East 76.7 feet to a concrete monument at the common back corner of Lots 145 and 146, Kemper Heights, Section One and Lot 150 in Kemper Heights, Section Two; thence with the rear line of Lot 150 Kemper Heights, Section Two, South 70 deg. 14' East 27.7 feet to a concrete monument in the line between the Oakley and Kemper conveyances and continuing in the same direction 45.5 feet (in all 73.1 feet) to a concrete monument at the common rear corner of Lots 150 and 151 Kemper Heights, Section Two; thence with the Westerly line of Lot 151, South 22 deg. 51' East 219.85 feet to an iron stake in the Northerly margin of Tuckahoe Drive; thence with said Northerly margin of Tuckahoe Drive; thence with said Northerly margin South 67 deg. 09' West 109.6 feet to an iron stake; thence North 26 deg. 30' West 72 feet to the line between Oakley and Kemper Conveyances continuing in the same direction 208.1 feet (in all 280.1 feet) to the beginning, containing 0.72 acres, more or less.

Tract "R": A tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being parts of the land conveyed to J. R. Coarsey, trustee, by deed form J.C. Oakley, et ux and H.W. Crook, recorded in Book 2435, Page 225, RODCT and by deed from Emma R. Kemper recorded in Book 2435, Page 205, RODCT and being part of the land marked J.R. Coarsey, Trustee, on the Plat of Kemper Heights, Section One, as recorded in Book 2331, Page 66, RODCT a part of the land marked "Reserved" Parcel 3 on the plat of Kemper Heights, Section Two, as recorded in Book 2331, Page 104, RODCT and more particularly described as follows:

Beginning at a concrete monument at the Southwest corner of Lot No. 144 of Kemper Heights, Section One, thence with the rear line of said Lot 144, North 74 deg. 32' East 76.6 feet to an iron stake at the common rear corner of Lots 144 and 145, Kemper Heights, Section One; thence South 26 deg. 30' East 208.1 feet to the line between the Oakley and Kemper conveyances and continuing in the same direction 72 feet more or less, in all 280.1 feet to an iron stake in the North margin of Tuckahoe Drive as shown on the plat of Kemper Heights, Section Two, recorded in Book 2331, Page 104, RODCT, thence with the North margin of Tuckahoe Drive, South 67 deg. 09' 37 feet West to a concrete monument continuing in the same direction with the proposed extension of Tuckahoe Drive 50 feet in all 87 feet to an iron stake; thence North 24 deg. 00' West 289.55 feet to the beginning, containing .053 acres, more or less.

Being the same property conveyed to Edna St. John, single, by Cash Deed From Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in

Instrument No. 20130221-0017356, in the Register's Office of Davidson County, Tennessee, dated February 12, 2013 and recorded on February 21, 2013.

Being the same property conveyed to Mark St. John, by Executor's Quitclaim Deed From Mark St. John, Executor for the Estate of Edna St. John, deceased, of record in Instrument No. 20151105-0112845, in the Register's Office of Davidson County, Tennessee, dated November 3, 2015 and recorded on November 5, 2015. The said Edna St. John having died on January 7, 2015.

Being the same property conveyed to Mark W. St. John as the Trustee of the Mark W. St. John Revocable Living Trust Agreement dated November 7, 2011, by Quitclaim Deed From Mark St. John, of record in Instrument No. 20151113-0115317, in the Register's Office of Davidson County, Tennessee, dated November 3, 2015 and recorded on November 13, 2015.

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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