Bk/36

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 604422 DEEDWARR
03/31/2021 02:05:54 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20210331-0042499

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Jeffrey R. Kohl and Mariam M. Kohl 507 Chippenham Court Franklin, TN 37069	same as new owner	128130A105.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KATHERINE EVELYN ROWLEY, UNMARRIED,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JEFFREY R. KOHL AND MARIAM M. KOHL, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 105 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6678, page 771, as amended in Book 6736, page 110, and further amended in 6801,page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, in said Registers Office, for a more complete identification and description of such Unit.

Being the same property conveyed to KATHERINE EVELYN ROWLEY, UNMARRIED, by deed from HOLLY J. MATTHEWS, UNMARRIED, of record in Instrument No. 20140630-0057215, dated June 26, 2014, said Register's Office.

This is improved property known as: 105 Westfield Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 31 day of March, 2021.

KATHERINE EVELYN ROWLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared KATHERINE EVELYN ROWLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 31st day of March, 2021.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$155,000.00.**

Affiant

Sworn to and subscribed before me this 31st day of March, 2021.

Notary Public

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: 9-7-2021