WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 633068 DEEDWARR
05/11/2021 11:26:54 AM 2 pgs
Fees: $13.00 Taxes: $2,923.00

20210511-0063282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas J. Adam and Robin P. Adam		
(NAME)	(NAME)	**129-01-0-025.00-CO**
6580 Jocelyn Hollow Road	**NEW OWNER**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY A. KOETTERS AND CATHERINE P. KOETTERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS J. ADAM AND ROBIN P. ADAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 760 on the Plan of West Meade Farms, Inc., Section VIII of record in Book 2331, pages 14 & 15 Registers office for Davidson County, Tennessee.

Said Lot No. 760 fronts 154 feet on the Northwesterly side of Jocelyn Hollow road and runs back 528 feet on the northeasterly side and 461.7 feet on the southwesterly line, to a dead line measuring 150.1 feet thereon.

Being the same property conveyed to Timothy A. Koetters and wife Catherine P. Koetters by Warranty deed from Constance R. Mine of record in Instrument No. 20040610-0069130 Register's Office for Davidson County, Tennessee, dated June 1, 2004 and recorded on June 10, 2004.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 14 and 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2340, Page 504, Book 2341, Page 222, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6580 Jocelyn Hollow Road, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF MAY, 2021.

Timothy A. Koetters by Catherine P. Koetters, his Attorney-in-Fact
Timothy A. Koetters
by Catherine P. Koetters, Attorney in Fact

Catherine P. Koetters
Catherine P. Koetters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE P. KOETTERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TIMOTHY A. KOETTERS, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMOTHY A. KOETTERS.

Witness my hand and official seal, this the 10th of May, 2021.

Notary Public
My Commission Expires: 9/7/2021
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE P. KOETTERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2021.

Notary Public
My Commission Expires: 9/7/2021
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
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Nashville, TN 37212