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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434565** Karen Johnson Davidson County Batch# 640467 **DEEDWARR** 05/20/2021 09:53:33 AM 2 pgs Fees: $13.00 Taxes: $2,251.75 20210520-0068413	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $608,580.00. Carol Kozak Affiant Subscribed and sworn to before me, this 19th day of May, 2021. Notary Public My Commission Expires: _____ JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires March 15, 2022

WARRANTY DEED

Address New Owner: Alan Kozak and Carol Kozak 5401 Cochran Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-01-0B-050.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel K. Walker and wife, Shelly L. Walker.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alan Kozak and Carol Kozak, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Final Plat of Aberdeen Woods, Phase One, Section Three of record in Plat Book 9700, Page 740, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel K. Walker and wife, Shelly L. Walker, husband and wife by Quitclaim deed from Joel Walker of record in Instrument No. 20110524-0039735 Register's Office for Davidson County, Tennessee, dated May 13, 2011 and recorded on May 24, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 740, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10790, Page 189, as amended in Book 11303, Page 555, Book 11714, Page 843 and in Instrument No. 20000203-0011436, 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.

By-Laws of Aberdeen Woods of record in Instrument Number 20030221-0023491, 20030221-0023492 and in Instrument No. 20030730-0108227, in the Register's Office for Davidson County, Tennessee.

Charter of Aberdeen Woods Homeowner's Association of record in Book 10792, Page 896, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Common Area to Aberdeen Woods Homeowner's Association of record in Instrument Number 20010110-0003209, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5401 Cochran Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of May, 2021.

Joel K. Walker

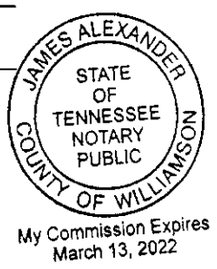
Shelly L. Walker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel K. Walker and Shelly L. Walker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
March 13, 2022