Karen Johnson Davidson County
Batch# 648105 DEEDWARR
06/02/2021 12:21:30 PM 4 pgs
Fees: $23.00 Taxes: $984.67
20210602-0073917

36335

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36335-05-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $266,126.00. David G. Kummer Affiant Subscribed and sworn to before me this 27th day of May, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Firouzeh Reshad 1898 Traditions Circle, Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER 1898 Traditions Circle Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 16202021200

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, **David G. Kummer and Kenneth M. Kummer, as joint tenants with rights of survivorship**, ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Firouzeh Reshad, a married woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4045 Coleridge Drive, Antioch, TN 37013.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 27th day of May, 2021.

David G. Kummer

Kenneth M. Kummer by David G. Kummer, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David G. Kummer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR. 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, David G. Kummer, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kenneth M. Kummer, and she is authorized by Kenneth M. Kummer to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of May, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Colewood Acres, Section 3, as of record in book 4175, page 45, Register's Office for said County.

Said Lot No. 182 fronts 80 feet on the southwesterly side of Coleridge Drive, and extends back 124 feet on the southeasterly line and 139.7 feet on the northwesterly line, to a dead line in the rear on which it measures 87.80 feet.

Being the same property conveyed to George G. Kummer and wife, Kathleen C. Kummer by deed dated September 19, 1969 from Bill Wheeler Construction Co., Inc. of record in Book 4367, page 162, Register's Office for Davidson County, Tennessee. Kathleen C. Kummer having since died leaving George G. Kummer as surviving tenant by the entirety. By Quitclaim Deed dated July 12, 2016 of record in Instrument No. 20160729-0078489, Register's Office for Davidson County, Tennessee, George G. Kummer, a widower not since remarried, conveyed subject property to George G. Kummer, David G. Kummer and Kenneth M. Kummer, as joint tenants with rights of survivorship. George G. Kummer having since died on September 12, 2020.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 4175, page 45, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 4295, page 696, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

