Karen Johnson Davidson County
Batch# 686524 DEEDWARR
07/29/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210729-0102230

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Name and Address of New Owner:
Thomas Koval and Amy Koval
2921B Glenmeade Drive
Nashville, TN 37216

Send Tax Bills To: Thomas & Amy Koval
New Owner 21724 Cracklin Road, Laytonsville, MD 20882

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072111C00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ellen Vandelaar, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Koval and Amy Koval, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 2921 GLENMEADE DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as shown on plat of record in Instrument No. 20170224-0018613, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ellen Vandelaar, a single woman by Warranty Deed from Gary Goetzman, married, dated January 30, 2018, of record in Instrument No. 201808201-0010376, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2921B Glenmeade Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2021.

_____(SEAL)
Ellen Vandelaar

STATE OF
COUNTY OF

On this 27th day of July, 2021, before me personally appeared Ellen Vandelaar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

MARIA ISABEL VERDUZCO VEJAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204041584
MY COMMISSION EXPIRES 11/27/2024

_____
Notary Signature
My commission expires: 11/27/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of July, 2021.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

_____
Notary Public
My commission expires:_____
File No. 21-2226

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 27, 2021.

Date

Affiant Signature

July 27, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON