Karen Johnson Davidson County Batch# 707434 DEEDWARR 08/31/2021 11:03:12 AM 2 pgs Fees: $13.00 Taxes: $888.00 20210831-0117189	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $240,000.00 Affiant Subscribed and sworn to before me, this 27th day of August, 2021. Notary Public My commission expires: 04/13/2024

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kharl Jared Clark	NEW OWNERS	**09616015400**
762 Fitzpatrick Road		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kevin Kohlhepp, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kharl Jared Clark, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 260-A on the Plan of Zone Lot Division Lots 260, 261, 262, 263, 264, 265 & 267, Section 3, Larchwood of record in Plat Book 6250, Page 40, amending Plat Book 5200, Page 540, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Kohlhepp, a single person, by Warranty Deed from Jacquelyn R. Price, a single woman, dated July 15, 2016, of record in Instrument No. 20160719-0074382, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 762 Fitzpatrick Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Kevin Kohlhepp Date: 7/25/21

STATE OF South Carolina

COUNTY OF Berkeley

Personally appeared before me, a Notary Public of said County and State, Kevin Kohlhepp, the within named Grantor(s), 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, at office, this 25 day of August, 2021.

KHRISTY KING NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES 11-15-2027

Khristy King
NOTARY PUBLIC

My Commission Expires: 11-15-2027