Karen Johnson Davidson County
Batch# 724756 DEEDWARR
09/27/2021 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,038.70
20210927-0129537

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of September, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-13870

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua R. Vinton and Kristin Vinton	Churchill Mortgage Corp.	61-6-53
(NAME)	(NAME)	
	1749 Mallory Lane Ste. 100	
(STREET ADDRESS)	(STREET ADDRESS)	
	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Justin Alexander Kowalske and Courtney Leigh Kowalske, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua R. Vinton and Kristin Vinton, husband and wife**, 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. 1 on the Plan of Resubdivision / Partition Lot 5, Subdivision of the northerly part of Mrs. Lela Hagan's 29.13 acre tract in Maplewood, of record in Instrument No. 20131008-0105799, 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 Justin Alexander Kowalske and Courtney Leigh Kowalske, as Tenants by the Entirety by Deed dated June 12, 2021 from Justin Alexander Kowalske and Courtney Leigh Simmons n/k/a Courtney Leigh Kowalske, recorded July 19, 2021,in Instrument Number 20210719-0096222, see also previous deed dated September 20, 2016 and recorded September 26, 2016 in Instrument number 20160926-0101250, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 604 Maplewood Drive, Nashville, TN 37216.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 22nd day of September, 2021.

Justin Alexander Kowalske

Courtney Leigh Kowalske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2021, before me personally appeared Justin Alexander Kowalske and Courtney Leigh Kowalske, 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 22nd day of September, 2021.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/24/2024 (date ~~of document~~).

Affiant Signature

09/24/2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24th day of September, 2024.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025