Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

9

Name and Address of New Owner:
Megan M. R. Kuhlmann and Scott W. Lindsey
413 Chinook Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 726174 DEEDWARR
09/29/2021 10:28:46 AM 3 pgs
Fees: $18.00 Taxes: $1,635.40
20210929-0130786

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 181-03-0A-377.00

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, **Paktra Kong, an unmarried man and Joshua David Underhill, an unmarried man, as joint tenants with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Megan M. R. Kuhlmann and Scott W. Lindsey, Wife and Husband** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 54 on the Plan of Phase Four, Section One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20160620-0062474, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paktra Kong, an unmarried man and Joshua Underhill, an unmarried man, as joint tenants with rights of survivorship, by deed dated March 10, 2017, and recorded March 13, 2017, from Lifestyle Home Builders, Inc., A Tennessee Corporation, of record in Instrument Number 20170313-0024222, Register's Office for Davidson County, Tennessee.

This is improved property also known as 413 Chinook Drive, Antioch, TN 37013.

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 _____ day of September, 2021.

Joshua David Underhill (SEAL)
Joshua David Underhill

Paktra Kong (SEAL)
Paktra Kong

STATE OF Florida
COUNTY OF Lee

On this 27th day of September, 2021, before me personally appeared Paktra Kong and Joshua David Underhill, ~~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; via online notarization and presented TN and IA driver licenses, respectively.

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

Notary Signature Isa Antepara
My commission expires: 01/19/2024

ISA ANTEPARA
Notary Public - State of Florida
Commission # GG 936447
Expires on January 19, 2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

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 $442,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

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

Notary Signature
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

(1)

Tennessee Certification of Electronic Document

I, Alexandra M Ponce, 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 September 27, 2021.

Alexandra M Ponce

Date: September 27, 2021

State of FLORIDA

County of BROWARD

Sworn to and subscribed before me this September 27, 2021.

CHRISTINE GIRRBACH
Notary Public - State of Florida
Commission # GG 948872
My Comm. Expires Jan 20, 2024

Notary's Signature

My Commission Expires:_____