Karen Johnson Davidson County
Batch# 750772 DEEDWARR
11/08/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $4,514.00
20211108-0148955

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Layton	Brian Layton	11703006700
(NAME)	(NAME)	
2126 Sharondale Drive	2126 Sharondale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard E. Koscher Jr. and Lynn A. Koscher, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian Layton,** 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 located in the 25th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of Sharondale Drive, west or Hillsboro Pike, said land being part of Lot 5, Plan of Sharondale recorded in Book 332, Page 119, described according to a boundary survey dated 7/14/09 by Campbell, McRae & Associates, surveying, Inc. (John Hood TN R.S. 1838) as follows:

Beginning at an Iron rod (old) on the Northerly margin of Sharondale Drive, said rod being the Southeast corner of Lot 5, Sharondale Drive Subdivision (Book 6050, Page 185, R.O.D.C TN.) owned by Robert F. Kincaid (Book 1157, Page 664, R.O.D.C., TN.); thence leaving said Sharondale Drive with said Kincaid North 36 degrees 55' 10" East, passing the Southeast corner or Lot 5 of said Sharondale Drive Subdivision owned by said Kincaid for a total distance of 425.73 feet to an iron rod (old) at the Northeast corner of Lot 5 of said Sharondale Drive Subdivision in the Southerly R.O.W. of Interstate Highway 440; thence with said Southerly R.O.W. South 73 degrees 32' East 15' Eat 76.80 feet to a point in a utility pole at the Northwest corner of Sharonwood Condominium (Book 6200, Page 561 R.O.D.C, TN.); leaving said Southerly R.O.W. with said Sharonwood Condominium South 28 degrees 25' 26" West, passing the Northwest corner of Lot 3, Sharonwood (Book 6200, Page 497 R.O.D.C., TN.) owned by Bill R. & Emeldia C. Sawyer for a total distance of 458.30 feet to an iron rod (new) on the Northerly margin of said Sharondale Drive; thence with said Northerly margin North 52 degrees 47' 36" West 139.66 feet to the point of beginning containing 46944.94 Sq, Ft. or 1.08 acres more or less.

Being the same property conveyed to Richard E. Koscher Jr. and Lynn A. Koscher, husband and wife by deed dated June 15, 2018 from Shirley K. McGrew and Robert Anne Turner Legan, as Equal Tenants in Common of record in Instrument No. 20180622-0060432, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2126 Sharondale Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 28 day of October, 2021.

Richard E. Koscher, Jr.

Lynn A. Koscher

State of Tennessee
County of Johnson

On this 28 day October of 2021, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me Richard E. Koscher, Jr., and Lynn A. Koscher with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 28 day of October, 2021.

Notary Public

My Commission Expires: 10/21/23

File No.: 21-Layton

JESSICA LYNN FORRESTER
STATE OF TENNESSEE NOTARY PUBLIC
JOHNSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-28-2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-29-2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th **day of** October **, 2021 .**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM