WARRANTY DEED

Karen Johnson Davidson County
Batch# 754103 DEEDWARR
11/12/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $817.70
20211112-0151106

STATE OF TENNESSEE
COUNTY OF_____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betsy Ham	NEW OWNER	053080119.00
(NAME)	(NAME)	
2801 Lakeshore Drive	2801 LAKESHORE DRIVE	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	OLD HICKORY, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Keith Koch, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Betsy Ham, a single woman** hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Part of Lots Nos. 3, 4, and 5, Block 20, on Dabbs and Elliotts Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for said county.

Said parts of Lots Nos. 3 and 4 begin at a point 94 feet from the southerly margin of the 28th Street on the common dividing line between Lots Nos. 2 and 3 on said plan; thence 50 feet to the southerly line of said Lot Nos. 3 and 4; thence westerly 100 feet along the northerly margin of an alley to a point; thence northerly along the westerly margin of said Lot No. 4, 50 feet to a point; thence easterly 100 feet to the point of beginning.

Said part of Lot No. 5 fronts 50 feet on the northeasterly side of Pitts Avenue and runs back between parallel lines and along the northeast margin of an alley 50 feet to a dead line.
Being the same property conveyed to Keith Koch, married by Warranty Deed from Dennis Adcox, unmarried, dated 09/20/2006 and recorded 09/28/2006, of record in Instrument 200609280120015, Register's Office for Davidson County, Tennessee.

The property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject To all matters shown on the plat of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2801 Lakeshore Drive, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of November, 2021.

Keith Koch

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keith Koch,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of November, 2021.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202111120151106

Certificate of Authenticity

I, Allison Taylor, 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 NOVEMBER 5, 2021.

Date

Affiant Signature

11/8/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of November, 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