Karen Johnson Davidson County
Batch# 760541 DEEDWARR
11/24/2021 11:56:00 AM 2 pgs
Fees: $13.00 Taxes: $2,149.70
20211124-0156124

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$581,000.00 M. Lautt
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF November,2021.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires
January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 136 |
|---|---|---|
| **Marinela Lautt**<br>**424 Everlee Lane**<br>**Mt Juliet, TN 37122** | Harmon Hoyt Koon<br>And<br>Linda Lee Koon<br>113 Mountain View Drive<br>Bell Buckle, TN 37020 | GROUP 13 0<br>PARCEL 100.00 & 101.00 |

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 acknowledged, we,

**Harmon Koon and Linda Koon, husband and wife**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Marinela Lautt**

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:

Tract 1 - Map & Parcel 136 13 0 100.00

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Edge View Estates of record in Book 5800, Page 83, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Harmon Hoyt Koon by Quitclaim Deed from Linda Lee Koon dated March 28, 1991 and filed of record in Book 8322, Page 413, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $0.00)

Being the same property conveyed to Harmon H. Koon by Warranty Deed from Income Properties, Inc, dated October 5, 1988 and filed of record in Book 7672, Page 216, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $84,000.00)

Property address: 3116 & 3118 Wildwood Drive, Nashville, TN 37217

Tract 2 - Map & Parcel 136 13 0 101.00

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Edge View Estates of record in Book 5800, Page 83, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Linda Lee Koon by Quitclaim Deed from Harmon Hoyt Koon, dated March 28, 1991 and filed of record in Book 8322, Page 418, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $0.00)

Being the same property conveyed to Linda Koon by Warranty Deed from Income Properties, Inc, dated October 5, 1988 and filed of record in Book 7677, Page 921, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $81,777.46)

Property address: 3113 & 3115 Wildwood Drive, Nashville, TN 37217

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A, B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as:

**3116 & 3118 Wildwood Drive**
**AND,**
**3113 & 3115 Wildwood Drive,**
**Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 23rd day of November, 2021.

Harmon Koon

Linda Koon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Harmon Koon and Linda Koon, with whom I am personally acquainted, (or who 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 23rd day of November, 2021.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027