BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

9:45

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $625,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2021.

Janice H. Collins
Notary Public
My commission expires: 5-5-25

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 774791 DEEDWARR
12/16/2021 10:13:11 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20211216-0166252

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Kessler	New Owner	181-07-0A 060.00
9416 Kaplan Ave		
Brentwood, TN 37027		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWIN M. CORNS, IV AND TERI CORNS, CO-TRUSTEES OF THE EDWIN AND TERI CORNS RESIDENCE TRUST DATED JANUARY 6, 2021, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL KESSLER AND LAURA KESSLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edwin M. Corns, IV and Teri Corns, Co-Trustees of the Edwin and Teri Corns Residence Trust dated January 6, 2021 by Quitclaim Deed dated 01/11/2021, from Edwin Meredith Corns and Teri Ann Corns, husband and wife, of record in Instrument No. 20210128-0012497, Register's Office for said County.

Also being the same property previously conveyed to Edwin Meredith Corns and Teri Ann Corns, husband and wife, by Special Warranty Deed dated 12/20/2018, from NVR, Inc., a Virginia corporation T/A Ryan Homes, and recorded 12/21/2018 in Instrument No. 20181221-0124392, Register's

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 9416 Kaplan Ave, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 30th day of November, 2021.

The Edwin and Teri Corns Residence Trust dated January 6, 2021

BY: _____ Trustee
Edwin M. Corns, IV, Co-Trustee

BY: _____ Trustee
Teri A. Corns, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edwin M. Corns and Teri A. Corns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Their oath acknowledged themself to be the CO-TRUSTEE of the within named bargainor, The Edwin and Teri Corns Residence Trust dated January 6, 2021, and that they, as such CO-TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Edwin M. Corns and Teri A. Corns as such CO-TRUSTEE.

Witness my hand and official seal this 30th day of November, 2021.

My commission expires:
7/9/2024

_____
Notary Public

