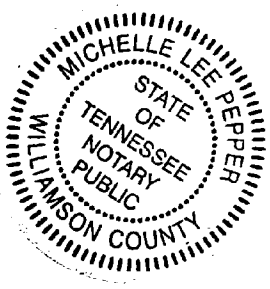
Karen Johnson Davidson County
Batch# 784596 DEEDWARR
01/05/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20220105-0001574



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $618,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2021.

Notary Public

My commission expires: 7/14/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen James Kovach and Michelle Louise Kovach, Co-Trustees of the Kovach Revocable Trust U/A dated June 27, 2016	**New Owner**	**172-14-0B-095.00**
1413 Wexford Downs Lane		
Nashville, TN 37211		

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,

Carlis M. Stillwell and wife, Mary C. Stillwell

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Stephen James Kovach and Michelle Louise Kovach, Co-Trustees of the Kovach Revocable Trust U/A dated June 27, 2016

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Winfield Park, Phase 2, Section 1, Revision 1 of record in Instrument No. 20000804-0077802, revised in Instrument No. 20010313-0024106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carlis M. Stillwell and wife, Mary C. Stillwel, by Warranty deed from Prudential Relocation, Inc., FKA Citicapital Relocation, Inc. of record in Instrument No. 20030918-0138456, Register's Office for Davidson County, Tennessee, dated August 27, 2003 and recorded on September 18, 2003 and as re-recorded on October 08, 2003 in Instrument No. 20031008-0149628 in the said Register's Office.

SP 11/2015

This is improved property known as **1413 Wexford Downs Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 28th day of December, 2021.

Carlis M. Stillwell

Mary C. Stillwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carlis M. Stillwell and Mary C. Stillwell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public

My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title File No. 21-000833-525

SP 11/2015

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 12/28/21.

Kimberly D Hicks
Affiant
Date: 12/29/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of December, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON