Karen Johnson Davidson County
Batch# 788045 DEEDWARR
01/12/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220112-0004062

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF DECEMBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/22

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vandergriff, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2549LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Chao and Lauren Hayes Chao	Same	
308 Ash Grove Drive	308 Ash Grove Drive	162 05 0 161.00
Nashville, TN 37211	Brentwood Tennessee 37027	

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,

TERRY A. KOTAS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL CHAO AND LAUREN HAYES CHAO, HUSBAND AND WIFE

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 in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section 2-A Hickory Valley Subdivision, of record in Plat Book 4300, Page 111, Register's Office for said County.

Said Lot 56 fronts 77 feet on the Northeasterly margin of Ash Grove Drive and extends back 149.13 feet on the Northwesterly line and 173.54 feet on the Southeasterly line, to a line on the rear on which it measures 103.25 feet.

Being the same property conveyed to William E. Kotas and wife, Terry A. Kotas, by Warranty Deed from Philhall Corporation, of record in Book 4818, Page 507, in the Register's Office of Davidson County, Tennessee, dated May 23, 1974 and recorded on May 24, 1974. Said William E. Kotas, having since died on June 12, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2-A Hickory Valley Subdivision, as recorded in Plat Book 4300, Page(s) 111.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4522, Page 528 and Book 4570, Page 493.

This is Improved property known as 308 Ash Grove Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 150676

Witness my hand on the 10 day of December, 2021.

Terry Kotas

Terry Kotas

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, a Notary Public of said County and State, TERRY KOTAS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville (city), TN (state), this 10 day of December, 2021.

Notary Public

My Commission Expires: 09/26/2023

NANCY B. BOSSON
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 9-26-2023
KNOX COUNTY

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 12/29/21.

Kimberly D Hicks
Affiant
Date: 12/30/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of December, 2021

Notary Public

My Commission Expires: 3/25/23

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