This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15105-CL

Karen Johnson Davidson County
Batch# 793578 DEEDWARR
01/20/2022 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $4,199.50
20220120-0007752

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,135,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2021.

Notary Public
My Commission Expires: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Kocher and Brooke Kocher 3706 Granny White Pike Nashville, TN 37204	New Owner	117 12 0K 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Yvonne Pritchett-Pate, and husband James Pate**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan Kocher and Brooke Kocher, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 30 on the map showing subdivision of the Draughon Tract, as of record in Book 974, page 39, Register's Office for said County.

Said Lot No. 30 fronts 103 feet on the Easterly side of Granny White Pike and runs back 202.2 feet on the Northerly line and 202.6 feet on the Southerly line, with the Northerly margin of Graybar Lane, to the Westerly line of Lot No. 29 on said plan, measuring 101.8 feet thereon.

Being the same property conveyed to Yvonne Pritchett-Pate and husband, James Pate, by Warranty Deed from Evelyn C. Kempson, of record in Book 8914, Page 73, in the Register's Office of Davidson County, Tennessee, dated April 06, 1993 and recorded on April 12, 1993.

This is improved property is commonly known as: **3706 Granny White Pike, Nashville, TN 37204** and also: **1114 Graybar Lane, Nashville, TN 37204**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 20th day of December, 2021.

GRANTOR:

James Pate

Yvonne **Pritchett-Pate**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Pate and * , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. ***Yvonne Pritchett-Pate**

WITNESS my hand and seal at office this 20th day of December, 2021.

Notary Public
My Commission expires: 11/6/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202201200007752

Certificate of Authenticity

I, Tiffany Rooker, 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 **12/28/2021**.

Date

Tiffany Rooker

Affiant Signature

12/28/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **December**, 20**21**.

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