Karen Johnson Davidson County
Batch# 800088 DEEDWARR
02/03/2022 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220203-0012930

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00. Affiant Subscribed and sworn to before me on January 21, 2022. NOTARY PUBLIC My Commission Expires:
File #2021-836	

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily E. Davis 610 Saint Jules Lane Nashville, TN 37211	New Owner	173-09-0A-103.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHEN A. KORTE AND WIFE, EMILY S. KORTE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **EMILY E. DAVIS, A SINGLE WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 111, as shown on the map entitled the Plan of Revision One, Section Two, Lenox Village, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHEN A. KORTE AND EMILY S. KORTE, HUSBAND AND WIFE, by deed from FLOATING INTEREST CORP., AN INDIANA CORPORATION, of record in Instrument No. 20180418-0036514, dated April 11, 2018, said Register's Office. Being further conveyed to STEPHEN A. KORTE, MARRIED, by quitclaim deed from EMILY S. KORTE, MARRIED, of record in Instrument No. 20191126-0121932, dated November 22, 2019, said Register's Office. Being further conveyed to STEPHEN A. KORTE AND WIFE, EMILY S. KORTE, by quitclaim deed from STEPHEN A. KORTE, MARRIED, of record in Instrument No. 20191212-0128196, dated December 6, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 610 Saint Jules Lane, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on January 21, 2022.

Grantor:

Stephen A. Korte

Grantor:

Emily S. Korte

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **STEPHEN A. KORTE AND EMILY S. KORTE**, the within named bargainor, 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.

Witness my hand, at office, this 21st day of January, 2022.

Notary Public

My commission expires: 6/14/25

Keaton A. Pyle
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Certificate of Authenticity

I, Joshua A. Terry, 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 1/21/22.

Affiant Signature

1/25/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/25/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON