Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15478-SC

Karen Johnson Davidson County
Batch# 802908 DEEDWARR
02/09/2022 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $18.50
20220209-0015158

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2022.

Notary Public
My Commission Expires: 3/6/2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristin Andrews 1410 McKennie Ave. Nashville, TN 37206	New Owner	053-14-0-012.00

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, **Paul Kowert, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kristin Andrews, an unmarried woman,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 19-A of Nawakwa Hills Subdivision, unrecorded, being situated in the Ninth (9th) Council District of Davidson County, Tennessee, being that property conveyed to William A. Howard as recorded in Instrument 00005266-0000354 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a 5/8-inch rebar set in the North right-of-way of Pawnee Trail, undeveloped, said point being located South 07 degrees 20 minutes 15 seconds East, a distance of 293.88 feet from the westernmost corner of Diana Bachour, Instrument 20090618-0056600, said point being the Southwest corner of Lot 18-A and the southeast corner of the property described herein; thence leaving Lot 18-A and running with said right-of-way North 50 degrees 13 minutes 29 seconds West, a distance of 50.00 feet to a 5/8-inch rebar set, being the Southeast corner of Lot 20-A and the Southwest corner of the property described herein; thence leaving said right-of-way and running with the East line of Lot 20-A North 39 degrees 28 minutes 12 seconds East, passing a 5/8-inch rebar at 190.00 feet for a total distance of 200.00 feet to a point at the bluff line in the South line of Diana Bachour, said point being the Northeast corner of Lot 20-A and the Northwest corner of the property described herein; thence leaving Lot 20-A and running with the South line of Bachour South 50 degrees 13 minutes 29 seconds East, a distance of 50.00 feet to 2 point, being the Northwest corner of Lot 18-A and the Northeast corner of the property described herein; thence leaving Bachour and running with the West line of Lot 18-A

passing a 5/8-inch rebar at 10.00 feet for a total distance of 200.00 feet to the point of beginning and containing 0.23 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on May 30, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being a portion of the same property conveyed to Paul Kowert by Warranty deed from William A. Howard a/k/a William Alan Howard of record in Instrument No. 20190705-0065972 Register's Office for Davidson County, Tennessee, dated July 05, 2019 and recorded on July 05, 2019. (Value or consideration as shown in aforementioned deed $20,000.00.) Being also known as 0 Pawnee Trail Madison, TN 37115.

This is ☐ improved or ☒ unimproved property located at: **0 Pawnee Trail, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 31st day of January, 2022.

GRANTOR:

Paul Kowert

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Kowert, 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.

WITNESS my hand and seal at office this 31st day of January, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 January 31, 2022.

Storey Carver
Affiant Signature

1/31/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of January 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

