WARRANTY DEED

Karen Johnson Davidson County
Batch# 818652 DEEDWARR
03/09/2022 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $2,453.10
20220309-0027161

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $663,000.00

Paul Kyparoplis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF February, 20 22.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN CRISWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Revision Homes, LLC	New Owner	
(NAME) 100 Glancy St. Suite 106	(NAME)	02100016901 02100016902 02900002800
(ADDRESS) Goodlettsville, TN 37070-1828	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CAROLYN S. KOLZ AND WILLIAM L. KOLZ, JR, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5997 & 5989 Kolz Lane & 0 Clarksville Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 25 day of February, 2022

Carolyn S. Kolz

CAROLYN S. KOLZ

William L. Kolz Jr.

WILLIAM L. KOLZ, JR

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn S. Kolz and William L. Kolz, Jr, 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.

Witness my hand and official seal this 25 day of February, 2022.

Commission expires:

3/11/24

MEGAN HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 03-11-2024

Megan Huggins

Notary Public

EXHIBIT "A"

Following tracts of land in Davidson County, Tennessee described as follows:

Tract 1: Map 21 Parcel 169.02,

Beginning at a point in the center of the old Eatons Creek Road in the 14th District of said County and State and being Alvin F. Kolz Northeast. corner; thence North 880 West 1364 feet to a point in Arrington and Boyte's line; thence North 20 East 975 feet to a point, Corner to William L. Kolz; thence South 880 East 704 feet to a point; thence South 20 East 525 feet to a point; thence with William L. Kolz's South line South 88 East 660 feet to a point in the center of old Eaton's Creek Road; thence with the center of the same, South 20 West 450 feet to the point of beginning, containing 22.58 Acre according to a survey of C. J. Carney dated July 4, 1964.

Being a portion of the same property conveyed to William L. Kolz and wife, Edith L. Kolz, and Sons, James C. Kolz and William L. Kolz, Jr. by Warranty Deed from William L. Kolz and wife, Edith L. Kolz of record in Book 6042, page 750 Register's Office for Davidson County, Tennessee, dated April 21, 1983.

Being a portion of the same property conveyed to William L. Kolz and wife Edith L. Kolz, by deed from James C. Midgett, Jr., Trustee, record in Book 8012, Page 973 Register's Office for Davidson County, Tennessee, dated December 27, 1989.

Being a portion of the same property conveyed to James C. Kolz and William L. Kolz, Jr. by Quitclaim Deed from William L. Kolz and wife, Edith L. Kolz, recorded on the 7th day of October 1993 of record in Book 9108, Page 672, in the Register's Office for Davidson County, Tennessee. The said James C. Kolz having since died intestate on April 12, 2019. William L. Kolz, Jr. is the sole heir at law of James C. Kolz pursuant to affidavits of heirship of record in Instrument Nos. 20200207-0014301 and 20200721-0079809, in the Register's Office for Davidson County, Tennessee.

Tract 2: Map 21 Parcel 169.1

Beginning at a point in the old Eaton's Creek Road, the Northeast corner of Rose Louise Kolz tract located in the 14th District of said County and State; thence North 88 degrees West 660 feet; thence North 2 degrees East 525 feet; thence North 88 degrees West 704 feet to a point, the Northwest corner of Rose Louise Kolz tract; thence North 2 degrees East 510 feet to a point in Potter's line; thence with Potter and Binkley's South line South 88 degrees East 1364 feet to an iron pipe; thence South 2 degrees West 1035 feet to the point of beginning containing 23.92 Acre according to a survey of C.J. Carney, dated July 4, 1964.

Being a portion of the same property conveyed to Rose Louise Kolz by Warranty Deed from Matilda Kolz, a widow of record in Book 3793, page 758 Register's Office for Davidson County, Tennessee, dated July 21, 1964 and recorded on July 24, 1964.

Being a portion of the same property conveyed to William L. Kolz by deed from The Estate of Rose Louise Kolz by James C. Kolz, Executor record in Book 9113, Page 655 Register's Office for Davidson County, Tennessee, dated October 3, 1993 and recorded on October 13, 1993.

Being a portion of the same property conveyed to James C. Kolz and William L. Kolz, Jr. by Quitclaim Deed from William L. Kolz, recorded on the 13th day of October 1993 of record in Book 9113, Page 655, in the Register's Office for Davidson County, Tennessee. The said James C. Kolz having since died intestate on April 12, 2019. William L. Kolz, Jr. is the sole heir at law of James C. Kolz pursuant to affidavits of heirship of record in Instrument Nos. 20200207-0014301 and 20200721-0079809, in the Register's Office for Davidson County, Tennessee.

Tract 3: Map 29 Parcel 28,

Land in Davidson County, Tennessee, described according to an unrecorded survey by Michael V. Holmes, Tennessee Surveyor License No. 213, dated September 5, 1985, as follows:

Beginning at an iron pin in the Easterly margin of Eatons Creek Road, where it forks with Clarksville Pike, which fork is approximately 817.64 feet North of the intersection of Clarksville Pike and Bear Hollow Road; thence along the Easterly margin of Eatons Creek Road, North 2 degrees 13 minutes 12 seconds East 791.046 feet to an iron pin; thence around a curve having a radius of 86.27 feet a distance of 135.28 feet to an iron pin; thence South 87 degrees 55 minutes 44 seconds East 215.886 feet to an iron pin in the Westerly margin of Clarksville Pike; thence along the Westerly margin of Clarksville Pike South 21 degrees 12 minutes 00 seconds West 928.344 feet to the point of beginning, containing 3.0032 acres, more or less.

Being a portion of the same property conveyed to William L. Kolz, Jr. by Warranty Deed from William Bernard, Eva Bernard, Trucilla Bernard, Otto Werrbach, Helen Werrbach, Bernard Werrbach, Sue Ann Werrbach Peffen, recorded on the 31st day of August 1988 of record in Book 7640, Page 686, in the Register's Office for Davidson County, Tennessee.

Tracts 1, 2 and 3.

All being the same property conveyed to Carolyn S. Kolz and William L. Kolz Jr, wife and husband by Quitclaim Deed from William L. Kolz, Jr. of record in Instrument No. 20210209-0018205 Register's Office for Davidson County, Tennessee, dated February 05, 2021. Being also known as 5997 & 5989 Kolz Lane & 0 Clarksville Pike Joelton, Tennessee 37080.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/25/2022 (date of document).

Jennifer Russell
Affiant Signature

2/28/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of February 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

