Karen Johnson Davidson County
Batch# 820424 DEEDWARR
03/11/2022 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20220311-0028842

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **KOKO Residential, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Seay and Cassandra Santos, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 of Block "C" on the Plan of Tyne Meade, Section III, as of record in Book 1424, page 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southwesterly side of Hemingway Drive at the common corner of Lots 8 and 9 on said Plan; thence northwesterly 155.71 feet to a concrete monument; thence northwesterly 53.94 feet to another concrete monument; thence southwesterly around a curve having a radius of 40 feet, 76.20 feet to concrete monument; thence southerly 159.2 feet to a point; thence southeasterly 209.6 feet to a point, said point being the line between Lots 8 and 9 on the said plan; thence northeasterly 213 feet to the point of beginning.

Being the same property conveyed to Koko Residential, LLC, by deed dated June 22, 2020, and recorded June 25, 2020, from Natalie Suzette Lashlee Rutherford, executrix and devisee of the Last Will and Testament of Geraldine Lashlee, of record in Instrument Number 20200625-0068978, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2807 Hemingway Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Cassandra Santos
Christopher Seay
2807 Hemingway Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT

new owner

TAX MAP-PARCEL #:
130-15-0-088.00

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2022.

KOKO Residential, LLC, a Tennessee limited liability company

John W Eakin, Sole Member

By: John W. Eakin, Sole Member

State of Tennessee)
County of Davidson)

On this 22nd day of February, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, John W. Eakin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, KOKO Residential, LLC that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of KOKO Residential, LLC, as Sole Member.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,000,000.00.**

Alice J Stewart
Affiant

Sworn and subscribed before me on this the 22nd day of February, 2022.

Claire H Jenkins
Notary Public

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 10/2/23

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/22/22

GEORGE E. MUDTER, JR.
Dated 2/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/22/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

