Name and Address of New Owner:
Nick Hilger and Brittany Hilger
4708 B Kentucky Avenue
Nashville, Tennessee 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 091-07-4I-002.00-CO

Karen Johnson Davidson County
Batch# 828695 DEEDWARR
03/25/2022 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20220325-0034827

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan Michael Kooiman and Olivia Kane Coury, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Hilger and Brittany Hilger, husband and wife as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of 4708 Kentucky Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4708 Kentucky Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170531-0053708, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4708 Kentucky Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170531-0053708, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jonathan Michael Kooiman and Olivia Kane Coury, husband and wife, joint tenants with rights of survivorship, by Warranty Deed from City Limits Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20180601-0052484, Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on June 1, 2018. (Value of consideration shown in aforementioned deed $439,900.00.)

FOR INFORMATIONAL PURPOSESONLY: Being also known as 4708 B Kentucky Avenue, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of March, 2022.

Jonathan Michael Kooiman by Olivia Coury, his Attorney-In-Fact (SEAL)
Jonathan Michael Kooiman by Olivia Coury, his Attorney-In-Fact

Olivia Kane Coury (SEAL)
Olivia Kane Coury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Michael Kooiman and Olivia Kane Coury, 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.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 14th day of March, 2022.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $685,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

KAYLAN GILBERT TENNESSEE NOTARY PUBLIC My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

Sworn to and subscribed before me this
14th day of March, 2022.

Notary Public
My commission expires:_____

File No. ST-22-399

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 March 14th 2022.

Affiant Signature

3/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON