Karen Johnson Davidson County
Batch# 834911 DEEDWARR
04/05/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220405-0039255

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16290-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2022.

Notary Public
My Commission Expires: 4-23-25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julia Adolphe and Adrian Grad Adolphe 2424 Mansker Drive Madison TN 37115	Highland Res. Mtg. 950 W. Bethany Dr. Suite 800 Allen TX 75013	026-16-0-045

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, we, **Chris Koch and Allison Koch, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto – **Julia Adolphe, an unmarried woman and Adrian Grad Adolphe, a married woman, tenants in common with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Mansker Meadows, Section No. II of record in Book 2663, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the property conveyed to Chris Koch and Allison Koch, husband and wife, by Quitclaim Deed from REI615, LLC, being dated March 28, 2022 and being recorded in Instrument No. 202204050039254, Register's Office for Davidson County, Tennessee; further being the same property conveyed to REI615, LLC by Warranty Deed from Ronald D. Williams, a single man, by Warranty Deed dated September 27, 2021 and recorded in Instrument No. 20210930-0131893, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2424 Mansker Drive, Nashville, 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 25th day of March, 2022.

GRANTOR:

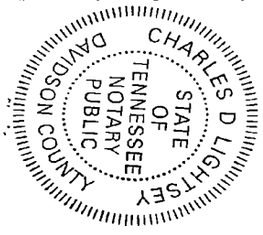
Chris Koch

Allison Koch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Koch and Allison Koch, 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 25th day of March, 2022.



Notary Public
My Commission expires: 5/2/22

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/25/2022 (date of document).

Affiant Signature

3/29/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY