(1)

Karen Johnson Davidson County
Batch# 835629 DEEDWARR
04/06/2022 12:19:30 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220406-0039896

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

State of Tennessee
County ~~of Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Kovonda	Sean Kovanda	06003003500
(NAME) 201 Ewing Drive	(NAME) 716 Setliff Pl.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Poora Properties, GP, a Tennessee General Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean Kovonda,** hereinafter called the GRANTEES, 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 more particularly described as follows:

Being Lot No. 5 on the Plan of Linden Grove, as shown on plat of record in Plat Book 1835, Page 89, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Poora Properties, GP, a Tennessee General Partnership by deed dated May 21, 2019 from Rufus Coleman and wife, Rose Coleman of record in Instrument No. 20190522-0048253, Register's Office for Davidson County, Tennessee. Thereafter Poora Properties, GP, a Tennessee General Partnership conveyed its interest in said property to Pooja Bery by deed dated February 27, 2020 of record in Instrument No. 20200304-0023657, Register's Office for Davidson County, Tennessee. Thereafter Pooja Bery reconveyed said property to Poora Properties, GP, a Tennessee General Partnership by deed dated May 5, 2020 of record in Instrument No. 20200507-0047471, as corrected by Scrivener's Affidavit in Instrument No. 20200624-0067869, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 201 Ewing Drive, Nashville, TN 37207
(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/our hands this 31st day of March, 2022.

Poora Properties, GP, a Tennessee General Partnership

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I. Dyke Tatum with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Poora Properties, GP, a Tennessee General Partnership and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 31st day of March, 2022.

_____
Notary Public Theresa L. Smith
My Commission Expires: 9/6/2022

File No.: 22-Kovonda

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.