Karen Johnson Davidson County
Batch# 838268 DEEDWARR
04/12/2022 09:27:30 AM 5 pgs
Fees: $28.00 Taxes: $2,105.30
20220412-0042038

When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-16296-RL-sb

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $569,000.00.

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 4th day of April, 2022.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathryn Thomas and Ronald Thomas 37W220 Mission Hills Drive St. Charles, IL 60175	Kathryn Thomas and Ronald Thomas 37W220 Mission Hills Drive St. Charles, IL 60175	109 00 0 204.00

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, I/we,

Michelle Kevorkian, an unmarried woman, Juanita Ann Owen F/K/A Juanita Ann Watkins, an unmarried woman, and Charles Kevorkian, an unmarried man, as joint tenants with right of survivorship, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Kathryn Thomas and Ronald Thomas, wife and husband, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 9, Cooks Landing, in the deed of record in Book 5371, page 621, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point lying on the Easterly margin of Old Hickory Boulevard, said point further described as lying South 1933.41 feet from the Southerly margin of Stewarts Ferry Pike; thence leaving said Easterly margin of Old Hickory Boulevard North 85 degrees 40 min. 03 sec. East a distance of 951.19 feet to a point lying on the Westerly line of the Donald Lee Gaines property as of record in Book 4590, Page 886, Register's Office for Davidson County, Tennessee; thence running with said Gaines property line S 8 degrees 36' 47 seconds W a distance of 38.13 Feet to a point; thence continuing with said Westerly line of the Gaines property and the Westerly line of the W.A. Tillman property as of record in Book 3252, Page 49, Register's Office for Davidson County, Tennessee, S 9 degrees 11' 25 seconds W a total distance of 205.53 feet to a point; thence leaving said Tillman property line and running South 85 Degrees 40' 3 seconds W a distance of 894.58 feet to a point on the Easterly margin of Old Hickory Blvd; thence running with said Easterly margin N 4 degrees 19' 57 seconds W a distance of 237.0 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to Charles Kevorkian and wife, Michelle Kevorkian, and Juanita Ann Watkins, a single woman, as joint tenants with rights of survivorship, by Quitclaim Deed from Charles Kevorkian and wife, Michelle Kevorkian, of record in Instrument No. 20060912-0112722, in the Register's Office of Davidson County, Tennessee, dated September 07, 2006 and recorded on September 12, 2006. Juanita Ann Watkins now being known as Juanita Ann Owen.

Being the same property conveyed to Charles Kevorkian and husband Michelle Kevorkian, by Warranty Deed from Gary R. Beadle and wife Elizabeth A. Beadle, of record in Book 11009, Page 154, in the Register's Office of Davidson County, Tennessee, dated July 01, 1998 and recorded on July 07, 1998.

This is **unimproved** property located at: **12183 Old Hickory Boulevard, Nashville, TN 37076**

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 4th day of April, 2022.

GRANTOR:

Michelle Kevorkian

Juanita Ann Owen, F/K/A Juanita Ann Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle Kevorkian and Juanita Ann Owen F/K/A Juanita Ann Watkins, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2022.

GRANTOR:

Charles Kevorkian

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Kevorkian, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2022.

Notary Public State of Florida
Paola Lamelas
My Commission GG 355793
Epires 07/16/2023

Notary Public
My Commission expires: 07-16-2023

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 April 4th, 22.

Hadley Roper
Affiant Signature

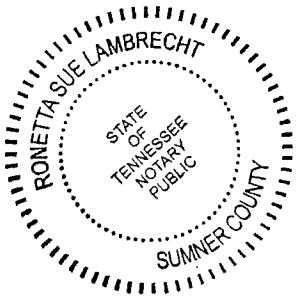
04/04/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 04/04/22.

Notary's Signature



My Commission Expires: **10/23/2023**

Notary's Seal