# WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May,2022

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 150 |
|---|---|---|
| Marinela Lautt<br>424 Everlee Ln<br>Mt Juliet, TN 37122 | LHD Trust<br>P.O. Box 23096<br>Nashville, TN 37202 | GROUP 14 0<br><br>PARCEL 079.00 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Chris D. Koon and Deborah L. Koon, husband and wife**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Marinela Lautt, married**

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 Lot No. 7J, on the plan of Lake Towne Park, Section 6, as of record in Plat Book 6900, page 832, Registers Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed Chris D. Koon and wife, Deborah L. Koon, by Warranty Deed to Americo Properties, a Tennessee partnership, dated June 19, 1990 and filed of record in Book 8136, page 943, FURTHER corrected by Quitclaim Deed, dated September 16, 1992 and filed of record in Book 8738, Page 290, in the Register's Office, Davidson County, Tennessee.

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.**

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3616 Lipton Pl, Antioch, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Karen Johnson Davidson County
Batch# 852856 **DEEDWARR**
05/10/2022 10:19:20 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220510-0053266

WITNESS my hand and official seal at office this 2nd day of May, 2022.

Chris D. Koon

Deborah L. Koon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Chris D. Koon and Deborah L. Koon, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027