Karen Johnson Davidson County
Batch# 864503 DEEDWARR
05/27/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220527-0062095

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2022.

Notary Public

My commission expires: February 24, 2026

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sharon Coleen Powers	SWBC Mortgage Corporation	**172-12-0B-148.00**
212 Woodfield Cove	9311 San Pedro #100	
Nashville, TN 37211	San Antonio, TX 78216	

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, **Derek Matthew Kolkema and Jennifer Ann Kolkema, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon C. Powers, an unmarried woman,** 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:

Property known as: 212 Woodfield Cove, Nashville, TN 37211, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of Section Eight, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property previously conveyed to Jennifer Ann Braman bu Warranty Deed from Margaret A. Colucci, unmarried, dated 03/20/2017 and recorded 03/22/2017 in Instrument No. 20170322-0027733, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derek Matthew Kolkema and Jennifer Ann Kolkema, husband and wife, by Quitclaim Deed from Jennifer Ann Kolkema, formerly known as Jennifer Ann Braman, now a married woman, dated 05/25/2021 and recorded 06/25/2021 in Instrument No. 20210625-0086602, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 172-12-0B-148.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 212 Woodfield Cove, Nashville, TN 37211.

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 in

LTE File No.: 22-1402TN

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 hand(s) this 23rd day of May, 2022.

Derek Matthew Kolkema

Jennifer Ann Kolkema

STATE OF TENNESSEE
COUNTY OF DAVIDSON

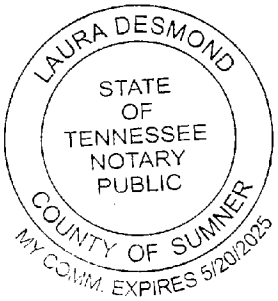
On this 23rd day of May, 2022, before me personally appeared **Derek Matthew Kolkema and Jennifer Ann Kolkema**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of May, 2022.

Notary Public

Commission Expiration:

5/20/2025



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 May 23, 2022.

Affiant Signature

May 25, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 25th day of May, 2022.

Notary Public

(SEAL)

My Commission Expires: 2-24-26

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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