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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 220440750**<br><br>Karen Johnson Davidson County<br>Batch# 868426 DEEDWARR<br>06/07/2022 12:22:48 PM 2 pgs<br>Fees: $13.00 Taxes: $24,050.00<br>20220607-0065169 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $6,500,000.00.<br>Katie Bradley<br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of June, 2022.<br>Notary Public<br>My Commission Expires: |

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

## WARRANTY DEED

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| Address New Owner:<br>Luke Tubergen<br>1018 Stonewall Drive<br>Nashville TN 37220 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131 16 0 010.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Koretz and Elizabeth Koretz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luke Tubergen, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Part of Overton Lea Estates Gateway Acres Second Addition, of record in Plat Book 1424, Page 83, 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 same property conveyed to David Koretz and Elizabeth Koretz, husband and wife, by Warranty Deed from Stone Oak Builders LLC, a Tennessee limited liability company, of record in Instrument No. 20200602-0056583, in the Register's Office of Davidson County, Tennessee, dated June 01, 2020 and recorded on June 02, 2020.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Sandra Frank, Executrix of the Estate of Richard H. Frank Jr., of record in Instrument No. 20190506-0042081, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 06, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part of Overton Lea Estates Gateway Acres Second Addition, as recorded in Plat Book 1424, Page(s) 83.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gateway Acres a part of The Overton Lea Estate, as recorded in Plat Book 974, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 402.

Easement recorded in Book 5065, Page 420.

This is improved property located at 1018 Stonewall Drive Nashville TN 37220

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of June, 2022.

David Koretz

Elizabeth Koretz

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Koretz and Elizabeth Koretz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2022.

Notary Public
My Commission Expires: _____

