THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541058**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2022. Notary Public My Commission Expires: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

WARRANTY DEED

Address New Owner: Joshua Daniel Cleveland and Rachel Cleveland 116 Vandiver Drive Madison TN 37115	Send Tax Bills To: New Owner (SAME)	Tax Information: Tax Parcel ID No. 043 12 0 062.00

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, **Albert F. Koch, III, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Daniel Cleveland and Rachel Cleveland, husband and wife**, ("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 Lots Nos. 12 and 13 on the unrecorded map of Vandiver's Subdivision of the easterly one-half of Lot No. 9 of the Anderson Lands, of record in Book 1130, page 37, Register's Office for said County, and described according to a copy of a survey by Ewell Anderson, Surveyor, in July 1944, as follows:

Beginning at a point on the easterly margin of Vandiver Drive, the common corner of Lots No. 13 and 14; thence with the line between said Lots, eastwardly 214.0 feet to the low water mark of Cumberland River; thence down said River, Southeasterly 100.2 feet to the corner of Lot No. 11; thence with the line between Lots Nos. 11 and 12, westerly 228.2 feet (erroneously referred to as 226.2 feet in the prior conveyance) to the easterly margin of Vandiver Drive; thence with the margin of same, northerly 100.0 feet to the beginning.

Being the same property conveyed to Jedd Hughes and Allison Klein, husband and wife by Warranty Deed from Kimberlee S. Harris and Jesse Elbert Harris, wife and husband of record in Instrument No. 20190531-0052156 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on May 31, 2019. (Value of consideration shown in aforementioned deed $440,000.00.).

Being the same property conveyed to Albert F. Koch, III, an unmarried man by Warranty Deed from Jedd Hughes and Allison Klein, husband and wife of record in Instrument No. 20201012-0118177 Register's Office for Davidson County, Tennessee, dated October 08, 2020 and recorded on October 12, 2020. (Value of consideration shown in aforementioned deed $440,000.00.).

Being the same property conveyed to by deed from , dated , recorded , of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 873626 DEEDWARR
06/17/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20220617-0069580

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 Survey of Anderson Tract, as recorded in Plat Book 1130, Page(s) 37 .

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5337, Page 597.

Title to that portion of the land lying below the ordinary low water mark of Cumberland River. Easement for the flow of the waters of Cumberland River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.

This is improved property located at 116 Vandiver Drive Madison TN 37115

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 13th day of June, 2022.

Albert F. Koch, III.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Albert F. Koch, III., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2022.

Notary Public

My Commission Expires: 07/09/2022

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 13th June, 2022.

Custodian's Signature — 06/13/2022 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 13th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023