Karen Johnson Davidson County
Batch# 873947 DEEDWARR
06/17/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20220617-0070038

WARRANTY DEED

KENYON J. SALES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

File #22-KA-2826-BR-2

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Lance Kotara, Alexander F. Patton, and Leanna Kaufman	**New Owner**	
(NAME)	(NAME)	
2826 Twin Lawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEREDITH ROTHSCHILD, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB LANCE KOTARA, AN UNMARRIED MAN, ALEXANDER F. PATTON, A MARRIED MAN, AND LEANNA KAUFMAN, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 153 on the Plan of Twin Lawn of record in Plat Book 2331, Page 9, 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 Meredith Rothschild, unmarried woman by Warranty deed from Dimitrije Kovac and wife, Danijela Kovac of record in Instrument No. 20170515-0047754 Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 15, 2017.

This conveyance is subject to:
* Taxes for the year 2022, a lien not yet due and payable.
* Plan of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 2338, Page 511, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2826 Twin Lawn Drive, Nashville, TN 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th day of June, 2022.

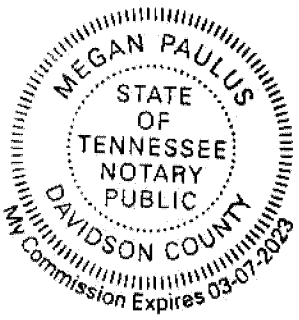
Meredith Rothschild

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2022, before me personally appeared Meredith Rothschild, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2022.

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 10, 2022**.

Date

Affiant Signature

06/14/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **14th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY