| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>**Record & Return To:**<br>First Title & Escrow Co., Inc.<br>FTEC File No. 37104-05-2022 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 13th day of June, 2022.<br><br>Notary Public<br><br>My Commission Expires: 3.3.2025 |
|---|---|

COUNTY OF DAVIDSON
TENNESSEE
NOTARY
PUBLIC
STATE OF
MEMORIE WHITE

# WARRANTY DEED

| **Address New Owner:**<br>Adonteng A. Kwakye<br>1058 Granbery Park Drive<br>Brentwood, TN 37027 | **Send Tax Bills To:**<br>New owner | **Tax Information:**<br>Map and Parcel No.:<br>160120A02100CO<br>160 12 0A 021.00 |
|---|---|---|

**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, **Timothy P. Kaliher and Susan Kaliher, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Adonteng A. Kwakye,** Single ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1058 Granbery Park Drive, Brentwood, TN 37027.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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# 873985 DEEDWARR
06/21/2022 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20220621-0070100

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 13th day of June, 2022.

Timothy P. Kaliher by Gerald G. Patterson, Atty-In-Fact
Timothy P. Kaliher by Gerald G. Patterson,
his attorney-in-fact

Susan Kaliher by Gerald G. Patterson, Atty-In-Fact
Susan Kaliher by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Timothy P. Kaliher, and he is authorized by Timothy P. Kaliher to execute this instrument on his behalf.

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

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Susan Kaliher, and he is authorized by Susan Kaliher to execute this instrument on her behalf.

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

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Final Plat of Granbery, of record in Instrument No. 20180531-0051923, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy P. Kaliher and Susan Kaliher, husband and wife, by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20190501-0040234, in the Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 1, 2019.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 160120A02100CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Granbery, as recorded in Instrument No. 20180531-0051923.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180509-0044504, amended in Instrument No. 20191106-0114745.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170921-0096662.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5512, Page 169.
7. All matters appearing on a survey prepared by John T. Darnall, RLS No. 1571, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37206, dated March 1, 2017.
8. Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights.

## Certificate of Authenticity

I, Holly A. Mason, 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 6/13/22.

Affiant Signature

6/13/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022