

Karen Johnson Davidson County
Batch# 885381 DEEDWARR
07/07/2022 11:15:18 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220707-0078416

STATE OF UTAH
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

05-NSH22-04485

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aaron Kweskin and Susan Kweskin, 817 Magnolia Ct E Nashville, TN 37221	New Owner	142-11-0B-036.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregory L. Poffenberger, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aaron Kweskin and Susan Kweskin, Husband and Wife**, hereinafter called the Grantees, their successors and assigns, a 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. 36 on the Plan of Final Plat Magnolia Place of record in Book 7900, Page 729, 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 Gregory L. Poffenberger, a single person by Warranty Deed from Omar M. Merani and wife, Bayan H. Merani of record in Instrument No. 20140129-0008112 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 29, 2014. (Value of consideration shown in aforementioned deed $227,000.00.)

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

This property is improved property known as: 817 Magnolia Ct E, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of June, 2022

Gregory L. Poffenberger

Gregory L. Poffenberger

STATE OF UTAH

COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregory L. Poffenberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Salt Lake, Utah, this 27th day of June, 2022.

Notary Public

My Commission Expires: 11/1/24

JULIE SHAW
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 714830
COMM. EXP. 11-01-2024