(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 890521 DEEDWARR
07/18/2022 01:53:45 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220718-0082106

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Comm. Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jocelyn Clifford Edwards	Go Mortgage, LLC	096-16-0-A-082.00 CO
(NAME)	(NAME)	
211 Lakebrink Drive	15430 W. Capitol Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brookfield, WI 53005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Robert E. Kowrach and Katherine S. Kowrach, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jocelyn Clifford Edwards, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 85 on the plan of Larchwood, Phase One-A, Section Four, Planned Unit Development, of record in Book 6200, page 924, amending Book 6900, page 843, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Kowrach and Katherine S. Kowrach, husband and wife, by Warranty Deed from Frederick R. Shapter and Heidi A. Shapter, husband and wife, dated December 12, 2016, of record in Instrument No. 20161219-0132673, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 211 Lakebrink Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 5200, page 541; Book 6900, page 843 and Book 6200, page 924; Restrictions of record in Book 6299, page 152; Book 6301, page 82; Book 6391, page 449; Book 7434, page 620; Book 7792, page 540; Book 8032, page 432 and Book 9827, page 12; By-Laws of record in Book 6299, page 166; Book 6301, page 96; Book 6873, page 939 and Book 7271, page 342; Articles of Incorporation/Charter of record in Book 6391, page 440; Easement for sewer of record in Book 7681, page 611; Book 4868, page 616 and Book 5569, page 99; Easement for water main of record in Book 7681, page 617; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 14th day of July, 2022.

Robert E. Kowrach

Katherine S. Kowrach

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert E. Kowrach and Katherine S. Kowrach, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of July, 2022.

Notary Public
My Commission Expires: _____

File No.: 36426

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023