Karen Johnson Davidson County
Batch# 893308 DEEDWARR
07/25/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220725-0084780

STATE OF TENNESSEE
COUNTY OF Davidson Sumner

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Affiant

Subscribed and sworn to before me, this 15 day of July, 2022.

Notary Public
My commission expires:

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Sean Kelly** | **ONE TRUST HOME LOANS** | **02100016902** |
| **5989 Kolz Ln** | **3131 Camino Del Rio N., Ste 1680** | |
| **Joelton, TN 37080** | **San Diego, CA 92108** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Revision Homes, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sean Kelly**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 more particularly described, as follows:

Beginning at a point in the center of the old Eatons Creek Road in the 14th District of said County and State and being Alvin F. Kolz N.E. corner; thence North 880 W. 1364 feet to a point in Arrington and Boyte's line; thence N. 20 E. 975 feet to a point, Corner to William L. Kolz; thence South 880 E. 704 feet to a point; thence S. 20 E. 525 feet to a point; thence with William L. Kolz's South line S, 88 E. 660 feet to a point in the center of old Eaton's Creek Road; thence with the center of the same, S. 20 W. 450 feet to the point of beginning, containing 22.58 A. according to a survey of C. J. Carney dated July 4, 1964 and being a part of the same land conveyed to Matilda Kolz by Alvin F. Kolz et al as is recorded in Book 2011, Page 585, RODC, Tennessee.

Being a portion of the same property conveyed to Revision Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Carolyn S. Kolz and William L. Kolz, Jr., wife and husband, dated February 25, 2022, of record in Instrument No. 20220309-0027161, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5989 Kolz Ln, Joelton, TN 37080.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Revision Homes, LLC

Paul Kazanofski Date: 7/21/22

By: Paul Kazanofski, Member

STATE OF TN

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Paul Kazanofski with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Member of Revision Homes, LLC and that he is authorized by Revision Homes, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 21st day of July, 2022.

Lindsey Boswell

NOTARY PUBLIC

My Commission Expires: 7/24/24

LINDSEY BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# Certificate of Authenticity

I, Lindsey Boswell, 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 7/21/22.
Date

Lindsey Boswell
Affiant Signature

7/22/22
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 22nd day of July, 2022.

Jennifer Russell
Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY