WARRANTY DEED

Karen Johnson Davidson County
Batch# 895114 DEEDWARR
07/27/2022 03:32:34 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20220727-0085874

Y-BMR-22-3218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 12.1.2025

(AFFIX SEAL)

M SALAS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Mary Kocher	**New Owner**	
(NAME) **3218 Knobview Dr**	(NAME)	084-12-0-153.00
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, **TREBA J. CARTER, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER MARY KOCHER, 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. 44 on the Plan of Nob Hill as of record in Book 2663, Page 31, Register's Office for said County. said Lot No. 44 begins at a point in the Easterly margin of Knobview Drive, said point being the common front corner of Lots Nos. 43 and 44; thence in an Easterly direction with the line between said Lots Nos. 43 and 44, 220 feet to a point in the Westerly line of Lot No. 45; said point being the common rear corner of said Lots No. 43 and 44; thence Northerly with the line between lots Nos. 44 and 45, 210.9 feet to a point in the Southerly margin of Lealto Court; thence Westerly along said margin of Lealto Court, 155 feet to a point, the beginning of a curve to the left, having a radius of 25 feet; thence Westwardly and Southwardly around said curve 39.27 feet to a point in the Easterly margin of Knobview Drive; thence Southwardly along said margin of said Drive, 175 feet to a point, the point of beginning.

Being the same property conveyed to Eldon E. Carter and wife, Treba J. Carter by Warranty deed from Eula D. Moore, widow of record in Instrument No. 20081216-0120574 Register's Office for Davidson County, Tennessee, dated December 15, 2008 and recorded on December 16, 2008.

The said Eldon E. Carter having since died on October 9, 2018 leaving Treba J. Carter as the sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 31, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2698, Page 468 and Book 6663, Page 358, 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 **improved** property known as: **3218 Knobview Dr, Nashville, Tennessee 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 22nd DAY OF JULY, 2022.

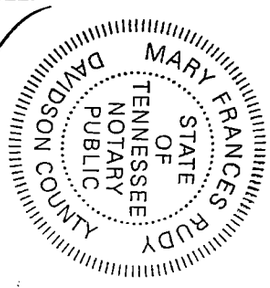
Treba J. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREBA J. CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of July, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212