Karen Johnson Davidson County
Batch# 904058 DEEDWARR
08/16/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.23
20220816-0092700

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Shelby Lynn Kamm & Justin Matthew Cohan
109 Riner Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Bank of Tennessee
P.O. Box 4980
Johnson City, TN 37602

MAP/PARCEL 053-16-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark D. Streets and Kathleen O'Brien Streets, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Shelby Lynn Kamm and Justin Matthew Cohan, both unmarried, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 23 on the Plan of Dupontonia Park, of record in Plat Book 2900, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fora more complete and accurate description.

Being the same property conveyed to Mark D. Streets and Kathleen B. O'Brien Streets, husband and wife by Warranty deed from Nancy M. Dickinson, unmarried of record in Instrument No. 20151123-0118241 Register's Office for Davidson County, Tennessee, dated November 18, 2015 and recorded on November 23, 2015.

This is improved property known as: **109 Riner Drive, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 15th day of August, 2022.

WITNESS MY HAND on this the 15th day of August, 2022.

Mark D. Streets

Kathleen B. O'Brien Streets

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mark D. Streets and Kathleen B. O'Brien Streets,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of August, 2022.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 04.09.23

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $277,900.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 04.09.23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 220352

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 August 10, 2022.

Affiant Signature

Date: 8-16-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 16 day of August, 2022

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024