Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 924589 **DEEDWARR**
10/03/2022 10:54:52 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20221003-0108683

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

02-NSH22-04935

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Host and Rachel Host 608 Clematis Nashville, TN 37205	Christopher Host and Rachel Host 608 Clematis Nashville, TN 37205	115-06-0-098.00

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, **Nicholas Kates and Krista B. Kates, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher O. Host and Rachel L. Host, 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. 11 on the Plan of West Meade Estates, Section Six of record in Book 3300, Page 76, 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 Nicholas Kates and Krista B. Kates, husband and wife by Warranty Deed from Douglas Hopeman and Amy Hopeman, husband and wife of record in Instrument No. 20200805-0086780 Register's Office for Davidson County, Tennessee, dated July 07, 2020 and recorded on August 05, 2020. (Value of consideration shown in aforementioned deed $670,000.00.)

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: 608 Clematis, Nashville, TN 37205

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 30th day of September, 2022

Nicholas Kates

Krista B. Kates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicholas Kates and Krista B. Kates, 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 Brentwood, Tennessee, this 30th day of September, 2022.

Notary Public

My Commission Expires: 06.14.25

