THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842167

Karen Johnson Davidson County
Batch# 925058 **DEEDWARR**
10/04/2022 11:53:21 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20221004-0109438

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
None of Your Bismark Revocable Land Trust 1920 Adelicia St, Suite 300 Nashville, TN 37212	New Owner	Tax Parcel ID No. 089 00 0 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel B. Koehler and Cindy G. Koehler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **None of Your Bismark Revocable Land Trust, dated September 14, 2017**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 14, Map A, River Road Estates, as shown on plat of record in Instrument No. 20010424-0040684, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel B. Koehler and wife, Cindy G. Koehler , by Warranty Deed from William E. Kantz, JR. of record in Book 11086 Page 422, in the Register's Office of Davidson County, Tennessee, dated August 12, 1998 and recorded on August 28, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Road Estates, as recorded in Instrument No. 20010424-0040684.

Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 11086, Page 426.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 11086, Page 422.

Easement for Grant of Transmission Line, recorded in Book 1881, Page 372.

Easement for Electrical Permit, recorded in Book 4786, Page 900.

Easement for Water Line, recorded in Book 5566, Page 109; Book 5608, Page 811; Book 5942, Page 501.

Easement for Private Roadway, recorded in Book 11001, Page 989.

Easement for Temporary Access, recorded in Book 11002, Page 1.

Easement for Septic Field, recorded in Book 11002, Page 5.

Easement for Ingress and Egress and Utilities, recorded in Instrument No. 20010117-0004874. Affidavit for Reference To Record - Recorded in Book 11001, Page 983.

No coverage is provided as to the amount of acreage or square footage of the land.

Easement for the flow of the waters of Indian Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Indian Creek, free from diminution or pollution.

This is improved property located at 7478 River Road Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2022.

Daniel B. Koehler

Cindy G. Koehler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel B. Koehler and Cindy G. Koehler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026