WARRANTY DEED

Karen Johnson Davidson County
Batch# 930201 DEEDWARR
10/17/2022 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20221017-0113188

DM-CLOUD-22-583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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)
Cassandra Hunt and Trevor David Hunt	New Owner	
(NAME)	(NAME)	
583 Brewer Drive		**147 14 0 104.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BRANDON C. KOHL AND HAILEY KOHL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASSANDRA HUNT, AN UNMARRIED WOMAN, AND TREVOR DAVID HUNT, AN UNMARRIED MAN,** 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. 322 on the Plan of Whispering Hills Subdivision, Section II-B, as of record in Plat Book 2331, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brandon C. Kohl, a single man, by Warranty Deed from Violet Evans, of record in Instrument No. 20200109-0003212, Register's Office for Davidson County, Tennessee, dated January 8, 2020 and recorded on January 9, 2020. Brandon C. Kohl has since married Hailey Kohl, and Hailey Kohl hereby joins in this conveyance and does transfer and convey any and all marital interest Hailey Kohl may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- 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 Whispering Hills Section II-B, as recorded in Plat Book 2331, Page(s) 155 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2604, Page 1.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **583 Brewer Drive, Nashville, Tennessee 37211**.

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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-1951-BR

Witness my/our hand(s) this the 12 DAY OF OCTOBER, 2022.

Brandon C. Kohl

Hailey Kohl

STATE OF ~~TENNESSEE~~ OHIO RC
COUNTY OF ~~DAVIDSON~~ ALLEN RC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON C. KOHL, 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 12th of October, 2022.

Rayna R Custer
Notary Public
My Commission Expires: 1/28/2023
(SEAL)

NOTARIAL SEAL STATE OF OHIO

Rayna R. Custer
Notary Public, State of Ohio
My Commission Expires:
1/28/2023

STATE OF ~~TENNESSEE~~ OHIO RC
COUNTY OF ~~DAVIDSON~~ ALLEN RC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAILEY KOHL, 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 12th of October, 2022.

Rayna R Custer
Notary Public
My Commission Expires: 1/28/2023
(SEAL)

NOTARIAL SEAL STATE OF OHIO

Rayna R. Custer
Notary Public, State of Ohio
My Commission Expires:
1/28/2023

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

Certificate of Authenticity

I, Michael Ferrence, 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 10/12/22.

Affiant Signature

10/17/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of October, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

SONIA SAWYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires