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

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 936711 **DEEDWARR**
11/01/2022 03:40:19 PM 3 pgs
Fees: $18.00 Taxes: $4,292.00

20221101-0118069

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DM) Title No.: 62854
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Mark Spivey 4307 Sunnybrook Dr. Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10313003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,160,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathy Krohn, Trustee of the Janice N. Krohn Revocable Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Mark Spivey, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hillwood Estates, Section Five, of record in Book 2133, page 55, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to B. G. Krohn and wife, Janice N. Krohn, by Warranty Deed from H. G. Hill Realty Company dated April 8, 1957 and recorded on April 15, 1957, of record in Book 2643, page 616, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 1, 1980, recorded February 5, 1980, of record in Book 5563, page 268, said Register's Office, subject property was conveyed to B. G. Krohn and Janice N. Krohn, as tenants in common (without any right of survivorship). Subject property was further conveyed to Janice N. Krohn and Bernerd G. Krohn as Co-Trustees of the Janice N. Krohn Revocable Trust dated January 13, 2004, of record in Inst. No. 20040503-0050254, said Register's Office. The said Bernerd G. Krohn, (B. G. Krohn) has since died. By Quitclaim Deed dated June 15, 2018, recorded June 19, 2018, of record in Inst. No. 20180619-0058737, said Register's Office, subject property was conveyed to Janice N. Krohn and/or Kathy Krohn, Trustees of the Janice M. Krohn Revocable Trust, established by the Revocable Trust Agreement of Janice N. Krohn dated January 13, 2004, as amended and restated on June 15, 2018. The said Janice N. Krohn has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 55, said Register's Office, which Plan shows a 75, foot minimum building setback line from Dunham Springs Road, formerly Jocelyn Hollow Road, a 100 foot minimum setback line from Wilsonia Drive, and a 10 foot easement for public utility purposes along the easterly line of said lot.

This is improved property, known as 6001 Dunham Springs Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this _____ day of _____, 20____.

Janice N. Krohn Revocable Trust

By: _____
Kathy Krohn, Trustee

State of _____

County of _____

On this ____ day of _____, 202__, before me the undersigned authority, personally appeared Kathy Krohn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____ (see attached)

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,160,000.00.

_____
Affiant

Sworn and subscribed before me this 31st day of October, 2022

_____
Notary

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On Oct. 28, 2022 before me, Francesca Maligaya, Notary Public
(insert name and title of the officer)

personally appeared Kathy Krohn,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

FRANCESCA MALIGAYA
Notary Public - California
Alameda County
Commission # 2352556
My Comm. Expires Mar 21, 2025