WARRANTY DEED

Karen Johnson Davidson County
Batch# 943081 **DEEDWARR**
11/18/2022 03:58:35 PM 2 pgs
Fees: $13.00 Taxes: $735.93

20221118-0122851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Teresa A. Maiser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN CHARLES RUSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Teresa A. Maiser, an unmarried woman	SAME	14-37.04
(NAME)	(NAME)	
417 Manor View Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222066

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jason K. Kohal and wife, Emily B. Kohal**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Teresa A. Maiser, an unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Clarksville Highway US 41A, said point begin at the NW intersection of Douglas Road and the said Clarksville Highway; thence N 79°00'W along the northerly margin of the said Clarksville Highway 303.0 feet to an iron pin; thence N 11°15'E 475.0 feet to an iron pin; thence S 79°E 385.0 feet to a point in the westerly margin of Douglas Road; thence in a southerly direction along the westerly margin of Douglas Road 490.0 feet to the point of beginning and containing 3.7 acres, more or less.

BEING the same property conveyed to Jason K. Kohal and wife, Emily B. Kohal, by Warranty Deed from Jerry W. Strange and wife, Linda L. Strange, dated and filed of record in Instrument No. 20161129-0125213, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3905, page 123, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to gas pipeline easements appearing of record in Book 3610, page 12; Book 2274, page 58 and Book 2745, page 286, Register's Office for said County.

Emily B. Kohal executes this instrument on behalf of Jason K. Kohal pursuant to Power of Attorney of record in Instrument Number 20221118-0122849, said Register's Office.

Unimproved ☒

This is improved ☐ property, known as 6710 Clarksville Pike, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of November, 2022

Jason K Kohal by Emily B Kohal Attorney in Fact
Jason K. Kohal by Emily B. Kohal,
Attorney-in-Fact

Emily B Kohal
Emily B. Kohal

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Emily B. Kohal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason K. Kohal, and who acknowledged that she executed the same as the free act and deed of Jason K. Kohal.

Witness my hand, at office, this 18th of November, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Emily B. Kohal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of November, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023