Karen Johnson Davidson County
Batch# 948017 DEEDWARR
12/05/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,051.65
20221205-0126877

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,500.00. Megan Faulks (Affiant) Sworn to and subscribed before me this 1st day of December, 2022. Notary Public My commission expires:_____

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

THIS INSTRUMENT WAS PREPARED BY:
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Dylan T. Cooley and Morgan Cooley (NAME)	(NAME) NEW OWNER	**071-15-0-195**
(ADDRESS) 1334 Stainback Ave Nashville TN 37207	(ADDRESS)	
(City) (State) (Zip)	**(City) (State) (Zip)**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KES Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dylan Cooley and Morgan Cooley, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Stainback Place of record in Instrument Number 20040916-0111749, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to KES Properties, LLC, a Limited Liability Company by deed from A. A. Wolf, Trustee of the Raven of Chota Trust dated January 7, 2022 and of record in Instrument No. 20220617-0069941, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property commonly known as 1334 Stainback Ave., Nashville, TN 37207.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record, and (6) Taxes for the year 2023 and subsequent years, a lien not yet due and payable. Map 071-15-0, Parcel 195.00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2022.

KES Properties, LLC,
a Tennessee Limited Liability Company

By: Marcya H Q Bove
Marcya Bove, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Marcya Bove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of KES Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Marcya Bove as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as such officer.

Witness my hand and seal, at office in Franklin, Tennessee, this 1st day of December, 2022.

MARY CLINTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature My commission expires: 10/26/25

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or 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 this the 1st day of December, 2022.

Affiant Signature
Date 12/01/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024