Name and Address of New Owner:
Kaitlin Kostrzewski
1543 White Tip Ln.
Antioch TN 37013

Send Tax Bills To:
Kaitlin Kostrzewski
Same as new owner

Karen Johnson Davidson County
Batch# 962883 DEEDWARR
01/20/2023 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,224.70
20230120-0004708

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 182-15-0C-043.00-CO

WARRANTY DEED

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, **Bethany Rowland and Matthew Gray, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kaitlin Kostrzewski, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 43, Lot 158, of the Townhomes of Clover Glen, Phase 1B, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, Clover Glen, Phase 1B, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bethany Rowland, a single woman by Warranty Deed from KVR Homes LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200730-0084043, Register's Office for Davidson County, Tennessee, dated July 29, 2020 and recorded on July 30, 2020. (Value of consideration shown in aforementioned deed $236,100.00.).

Bethany Rowland has since married Matthew Gray. Matthew Gray joins in this conveyance for the purpose of conveying all marital right, title, and interest he may have in and to the above-described property as spouse of Bethany Rowland.

This is __X___ improved _____ unimproved property also known as 1543 White Tip LaneNashville, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 19th day of January, 2023.

_____ (SEAL)
Bethany Rowland

_____ (SEAL)
Matthew Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of January, 2023, before me personally appeared Bethany Rowland and Matthew Gray, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of January, 2023.

_____
Notary Signature
My commission expires: 3.17.24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $331,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

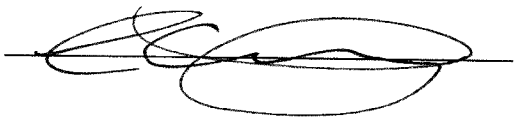
Sworn to and subscribed before me this
19th day of January, 2023.

Notary Public
My commission expires: 3-17-24
File No. 2022-553

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/17/2024
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Emily Matheney, 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 1/19/2023 (date of document).



Affiant Signature

1/20/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of January, 2023.



Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

