Karen Johnson Davidson County
Batch# 966318 DEEDWARR
02/01/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230201-0007554

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

File No. DH-22-3757

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Hunter	Same as	
(NAME)	(NAME)	083-13-0-174.00
1104 Fatherland Street	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Patricia Kouns, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Hunter, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots 133, 134, and 135, in East Edgefield, of record in Plat Book 31, Page 147, Register's Office for Davidson County, Tennessee.
The lot herein conveyed begins on the East side of Eleventh Street at a point 84 feet North of Magnolia Street; thence at right angles to said Eleventh Street East 140 feet to a 10 foot alley; thence North with said alley, 36 feet to lots sold to Mrs. Lottie Bergman; thence parallel with the first line above 140 feet to Eleventh Street; thence with the East margin of Eleventh Street 36 feet to the beginning.

Being the same property conveyed to Patricia Kouns and husband, Vernon Kouns by Quitclaim Deed from Patricia Spears Rowland Dickens, now known as Patricia Kouns of record in Instrument No. 20021022-0129442, Register's Office for Davidson County, Tennessee, dated October 02, 2002 and recorded on October 22, 2002. The said Vernon Kouns subsequently died on December 27, 2022, thereby vesting ownership into Patricia Kouns as surviving tenant by the entirety.

This is property more commonly known as 317 South 11th Street, Nashville, TN 37206.

This property is used for investment purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand this 31st day of January, 2023.

PATRICIA KOUNS BY
James L. Rowland, Attorney in Fact
Patricia Kouns by James Rowland,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named James Rowland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Patricia Kouns, and that this instrument was executed on behalf of the said Patricia Kouns for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202302010007553_____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 31 day of January, 2023.

D Hardwick
Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **January 31, 2023**.

Date

D Hardwick

Affiant Signature

February 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026