Karen Johnson Davidson County
Batch# 972422 DEEDWARR
02/21/2023 10:24:04 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20230221-0012072

WARRANTY DEED

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #23-PA-4917-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/28/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher J. Koegen and Katherine F. Koegen	**JPMorgan Chase Bank, N.A.**	
(NAME)	(NAME)	
4917 Tennessee Avenue	**JP Morgan Chase Bank, NA, 3415 Vision Drive**	**091 07 0 384.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Columbus, OH 43219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN COLMER AND LALLA M. COLMER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER J. KOEGEN AND KATHERINE F. KOEGEN, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Resubdivision of Lot 902, Block 142, Plan No. 1 of West Nashville, of record in Instrument No. 20150105-0000911, in the Register's Office for Davidson County, Tennessee, to which Reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Colmer and Lalla M. Colmer, husband and wife, by Warranty Deed from Jack Armstrong, unmarried, of record in Instrument No. 20210831-0117494, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021 and recorded on August 31, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 902, Block 142, Plan No. 1 of West Nashville, as recorded in Instrument No. 20150105-0000911.

*All matters set out in Ordinances BL2004-176 and BL2013-441, attached as Exhibit(s) to the Affidavit of record in Instrument No. 20130826-0089662, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4917 Tennessee Avenue, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th day of February, 2023.

John Colmer

Lalla M. Colmer

STATE OF TENNESSEE
COUNTY OF Shelby

On this 15th day of February, 2023, before me personally appeared John Colmer, 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 15th day of February, 2023.

Notary Signature
My commission expires: 2/13/2024

BELINDA GRESHAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-13-2024

STATE OF TENNESSEE
COUNTY OF Shelby

On this 15th day of February, 2023, before me personally appeared Lalla M. Colmer, 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 15th day of February, 2023.

Notary Signature
My commission expires: 2/13/2024

BELINDA GRESHAM
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-13-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204