Karen Johnson Davidson County
Batch# 973838 DEEDWARR
02/24/2023 08:30:39 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20230224-0013012

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Wilson}

The actual consideration or value, whichever is greater for this transfer is: $289,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17th Day of February, 2023

Notary Public

My Commission expires 03/07/26

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

NAME AND ADDRESS OF PROPERTY OWNER:
Kayla Louden 6008
Panama Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
DAS Acquisition
Company, LLC
12140 Woodcrest
Ste 150
St Louis, MO 63141

MAP AND PARCEL NUMBER: 08601000500

WARRANTY DEED
23NT00070

Effective the 17th Day of February 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Austin Vilt, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kayla Louden and Robert Louden, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of Dodson Heights, of record in Book 2900, Page 113, Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the westerly side of Panama Drive and extends back between parallel lines, 146.6 feet on the Southerly line and 143.6 feet on the Northerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property as conveyed to Austin Vilt by Warranty Deed from Les Lazarus, married dated 11/29/2018 recorded 12/03/2018 in **Book** NA, Page NA, as Document Number 20181203-0117445, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 6008 Panama Dr, Hermitage, TN 37076-2410

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17 day of February 2023

Austin Vilt

Austin Vilt
State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Austin Vilt,** the within named bargainer, 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 17 day of February 2023

Notary Public

My Commission expires: 9 / 2 / 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Michelle Vilt

Michelle Vilt
State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michelle Vilt,** the within named bargainer, 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 17 day of February 2023

Notary Public

My Commission expires: 9 / 2 / 24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Michelle Vilt is joining in this deed for purposes of conveying marital interest