Karen Johnson Davidson County
Batch# 984581 DEEDWARR
03/24/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230324-0021709

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243776** JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 24th day of March, 2023. Julie Bailey Notary Public My Commission Expires: 9-2-2024

WARRANTY DEED

Address New Owner: Kathryn A. Verzella 3006 Knobdale Road Nashville TN 37214	Send Tax Bills To: United Wholesale Mortgage 585 South Boulevard E. Pontiac, MI 48341	Tax Information: Tax Parcel ID No. 084-08-0-099.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chase E. Misenheimer and Kourtney F. Kirkpatrick, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kathryn A. Verzella, a single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 149, as shown on the map entitled Lincoya Hills Section Six, of record in Plat Book 2331, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHASE E. MISENHEIMER AND KOURTNEY F. KIRKPATRICK, HUSBAND AND WIFE, by deed from WESSLEY INSCOE AND MELISSA INSCOE, HUSBAND AND WIFE, of record in Instrument No. 20171211-0126068 , dated December 5, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 084-08-0-099.00.

Matters shown on the Plan of record in Plat Book 2331, page 71, said Register's Office.

This is improved property located at 3006 Knobdale Road Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2023.

Chase E. Misenheimer

Kourtney F. Kirkpatrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase E. Misenheimer and Kourtney F. Kirkpatrick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2023.

Notary Public



My Commission Expires: 5/7/24

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 24, 2023 (date of document).

Affiant Signature

March 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023