Karen Johnson Davidson County
Batch# 998871 DEEDWARR
05/02/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20230502-0032560

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G23-18618

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy L. Wright	New Owner	33-3-A-91 CO
(NAME)	(NAME)	
711 Tuckahoe Dr.	" "	
(STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115	" "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Anne B. Koellein, a single woman, and James A. Koellein, II, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy L. Wright**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Unit No. 91 as shown on the Plat of Rolling Meadows, Phase 1, Section V, of record in Book 6900, Page 495, Register's Office for Davidson County, Tennessee, together with an undivided membership interest in Rolling Meadows Townhomes Association, ass as described in Book 6593, Page 194, as amended in Book 7408, Page 733, said Register's Office, to which reference is hereby made for a more complete description; being Map and Parcel No. 033-03-0A-091.00-CO, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was obtained from the previous deed of record.

Being the same property conveyed to Anne B. Koellein, an unmarried woman, and James A. Koellein, II, a married man by Deed dated August 20, 2010 from Patricia A. Polk, a married person, recorded August 25, 2010, in Instrument Number 20100826-0067419, in the Register's Office for Davidson County, Tennessee.
This is not the marital residence of James A. Koellein, II.
Anne B. Koellein and Anne Louise Burkitt Koellein are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Anne B. Koellein is signed by her duly appointed Attorney-in-fact James Alex Koellein, II, pursuant to the Power of Attorney recorded in Instrument #202305020032559, said Register's Office.

This is improved property, known as 91 Rolling Meadows Drive, Goodlettsville, TN 37072.

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. Whenever 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 1st day of May, 2023.

Anne B. Koellein by James Alex Koellein, II, her Attorney-In-Fact

James A. Koellein, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2023, before me personally appeared James A. Koellein, II and , 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 1st day of May, 2023.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Signature
My commission expires: 1/28/26

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James Alex Koellein, II, Attorney-in-Fact for Anne B. Koellein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of May, 2023.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public My Commission Expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/1/23 (date of document).

Affiant Signature

5/2/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY