Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1003103 DEEDWARR
05/15/2023 10 35 37 AM 2 pgs
Fees $13 00 Taxes $4,606 50

20230515-0035938

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-23-1249

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of May, 2023

Notary Public

Commission Expires. _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Douglas Kojetin and Erica Ramey Kojetin 3493 Granny White Pike Nashville, TN 37204	New owner	117-12-0S-002.00CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jennifer L. Jernigan, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erica Ramey Kojetin and Douglas Kojetin, wife and husband

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:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1402 Woodmont, a Horizontal Property Regime with Private Elements attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160302-0019981, as amended in Instrument No. 20160908-0094816, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer L. Jernigan, unmarried by Warranty Deed from Nikkin Construction, LLC, a Tennessee Limited Liability Company of record in

Instrument No. 20180213-0014197, Register's Office for Davidson County, Tennessee, dated February 08, 2018 and recorded on February 13, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as: 3493 Granny White Pike, Nashville, TN 37204

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 so 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.

Dated this the 11th day of May, 2023.

Jennifer L. Jernigan

STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILSON~~ Williamson

On this 11th day of May, 2023, before me personally appeared Jennifer L. Jernigan, 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 11th day of May, 2023.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026