Karen Johnson Davidson County
Batch# 1009436 DEEDWARR
05/31/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230531-0041104

Warranty Deed

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2023.

Notary Public

My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wade Thomas Cofer, Jackie Cofer, and Thomas Cofer	Rocket Mortgage	042-09-0-066.00
1013 Westchester Drive	1050 Woodward Ave	
Madison, TN 37115	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MADISON KOLK AND MICAH KOLK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WADE THOMAS COFER AND JACKIE COFER, HUSBAND AND WIFE, AND THOMAS COFER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section One, Kemper Heights of record in Plat Book 2331, Pages 65 and 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:

Land in the 11th Civil District of Davidson County, Tennessee, being part of the land marked "J.R. Coarsey, Trustee" on the Plat of Kemper Heights. Section 1, as of record in Plat Book 2331, Page 66, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument at the southwest corner of Lot No. 142, on the Plan of Kemper Heights, Section 1, as of record in Plat Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee; thence with the rear line of said Lot No. 142, North 39 degrees 03' East 96.2 feet to an iron stake at the common rear corner of Lot Nos. 142 and 143; thence South 24 degrees 15' East 248.4 feet to an iron stake in the North margin of the proposed extension of Tuckahoe Drive, said point being 470.44 feet Westerly from the centerline of Kemper Drive, South, and 30.5 feet Northerly from Reasonover's North line; thence with said margin of Tuckahoe Drive extended, South 67

degrees 09' West 93 feet to an iron stake; thence North 24 degrees 00' West 203.1 feet to the point of beginning, containing 0.51 acres, more or less.

Being the same property conveyed to Madison Kolk and Micah Kolk, wife and husband by Warranty Deed from George Taylor Thompson, Jr., an unmarried man, of record in Instrument No. 20180530-0051588, Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 30, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1013 Westchester Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of May, 2023.

Madison Kolk

Madison Kolk

Micah Kolk

STATE OF Puerto Rico
COUNTY OF Guaynabo

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Madison Kolk and Micah Kolk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of May, 2023.

Notary Public

My Commission Expires: lifetime

LCDO. CESAR HERNANDEZ GONZALEZ
SUBMISSUM HUS SUMMA INIURIA
ABOGADO NOTARIO

RECIBO
4U22-02361030
Sello
4584
9397
05/05/2023
$5.00
Sello de Asistencia Legal
80004-2023-0505-19599139

202305310041104

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 May 31, 2023 (date of document).

Affiant Signature

May 31, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 31st day of May, 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