Box 14
36647-4

WARRANTY DEED

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville TN 37204

Karen Johnson Davidson County
Batch# 1016621 DEEDWARR
06/20/2023 10:34:08 AM 2 pgs
Fees $13.00 Taxes $5,550.00
20230620-0046602

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2023

Notary Public

MY COMMISSION EXPIRES 8/6/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jessica Luce Trounstine and Brian Douglas Hatt	**Shelter Lending Services LLC**	
(NAME) 2104 West Linden Avenue	(NAME) **P.O. Box 650840**	104-15-0-269.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) **Dallas, TX 75265-0840**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rodney M. Kochtitzky, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Luce Trounstine and Brian Douglas Hatt, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 45 on the Plan of Linden Place of record in Plat Book 547, Page(s) 121 and 122, 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 Rodney M. Kochtitzky, an unmarried man and Carol C. Percy, an unmarried woman, tenants in common with right of survivorship by Warranty Deed from Kimberly Anne Mele and husband, Scott Eugene Mele of record in Instrument Number 20190719-0071175, in the Register's Office for Davidson County, Tennessee, dated July 01, 2019 and recorded on July 19, 2019.

Being the same property conveyed to Rodney M. Kochtitzky, an unmarried man by Quitclaim Deed from Carol C. Percy, an unmarried woman of record in Instrument Number 20211014-0138292, in the Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 14, 2021.

This is property more commonly known as 2104 West Linden Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 my/our hand this 16th day of June, 2023.

Rodney M. Kochtitzky, by [signature] as attorney in fact
Rodney M. Kochtitzky by Joshua L. Hunter,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joshua L. Hunter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for Rodney M. Kochtitzky, and that this instrument was executed on behalf of the said Rodney M. Kochtitzky for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20230620-0046601, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 16th day of June, 2023.

[signature]
Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027