Karen Johnson Davidson County
Batch# 1026868 DEEDWARR
07/17/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230717-0054600

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2482

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th Day of July, 2023

Notary Public

Commission Expires: 7/6/24

COUNTY OF DAVIDSON SUSAN T. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anna Napier and Shawn Napier 1615 14th Avenue Nashville, TN 37208	New Owner.	081 11 0 381.00

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,

Daniel R. Kocon, a single man

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

Shawn W. Napier and Anna M. Napier, husband and wife.

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 the southerly 33-1/2 feet of the northerly 50 feet of Lot No. 275 on the Plan of DT McGavock and Others Addition (shown in prior deeds as McGavock and Wetmores Second Addition to Nashville, called the addition to the Town of McGavock), of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 275 fronts 33-1/2 feet on the west side of 14th Ave. North (formerly Alberta Avenue) and extends back westerly between parallel lines 170 feet to an alley.

BEING the same property conveyed by Warranty Deed from KF Legacy LLC, a Tennessee Limited Liability Company to Daniel R. Kocon, recorded April 20, 2020, as Instrument No. 20200420-0041133 in Davidson County, Tennessee Register of Deeds.

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: 1615 14th Avenue, Nashville, TN 37208.

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 14th day of July, 2023.

Daniel R. Kocon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of July, 2023, before me personally appeared Daniel R. Kocon, 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 14th day of July, 2023.

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 7/6/20

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 7/14/23.

Affiant
Date: 7/14/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 14 day of July, 2023.

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024