Karen Johnson Davidson County
Batch# 1047586 DEEDWARR
09/08/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20230908-0070496

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of September, 2023.

(Affix Seal) Notary Public

My Commission Expires: 12-08-2024

2023-08-1135

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

DONNA SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard Kohlan 8697 Cavano Street Naples, FL 34119	OWNER	Map/Parcel 092-08-0C-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael S. Johnson, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Kohlan and Adam Kohlan**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of the Plan of Declaration of Protective Covenants Conditions and Restrictions for 507 DB Todd, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161206-0127694, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael S. Johnson, an unmarried man by Warranty deed from Calvit Ratcliffe of record in Instrument No. 20190429-0039274 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 29, 2019.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 507A DR DB Todd Jr Blvd, Nashville, TN 37203 .

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, 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.

Effective the 7th day of September, 2023:

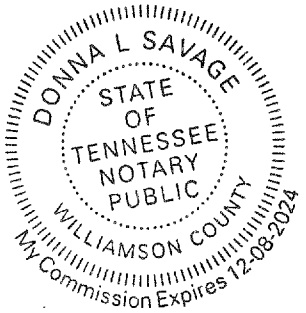
Michael S. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of September, 2023, before me personally appeared Michael S. Johnson, 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 7th day of September, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/7/23.

Date

Affiant Signature

9/7/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of September, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025