PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY SUITE 115
BRENTWOOD TN 37027

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16130-BW

Karen Johnson Davidson County
Batch# 1053996 DEEDWARR
09/26/2023 09 54 21 AM 2 pgs
Fees $13 00 Taxes $1,646 50

20230926-0075441

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000 00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September, 2023

Kristen Jacoby
Notary Public

MY COMMISSION EXPIRES 9-30-2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alexandra Kopack and Chad Lee	New Owner	
659 Des Moines Drive		075-07-0-071 00
Hermitage, TN 37076		
(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, WE, **Brittany Kocmar, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandra Kopack and Chad Lee, wife and husband, as tenants by the entirety**

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 Lot No. 62 on the Plan of Section Two, Tulip Grove of record in Plat Book 3700, Page 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 Brittany Kocmar by Warranty deed from Harold B. Perry Jr, and wife, Melissa G. Perry of record in Instrument No. 20210527-0071807 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on May 27, 2021.

The undersigned, Jason Kocmar, spouse of Brittany Kocmar, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is __ unimproved _X_ improved property known as **659 Des Moines Drive, Hermitage, TN 37076**

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 our hands this the 22nd day of September, 2023.

Brittany Kocmar

Jason Kocmar

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brittany Kocmar,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 22nd day of September, 2023.

My Commission expires. 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Kocmar,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 22 day of September, 2023.

My Commission expires. 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY