WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061101 **DEEDWARR**
10/17/2023 09 35 44 AM 2 pgs
Fees $13 00 Taxes $3,145 00

20231017-0081304

TERESA L. ATKINS NOTARY PUBLIC TENNESSEE My Comm Exp Sept. 21, 2027 COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Acklen Property Group, LLC	Acklen Property Group, LLC	33-32
(NAME)	(NAME)	
1219 South Dickerson Pike	1021 Glover Hills Dr	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20220671

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, **Craig John Koch and Louanne Bakich Koch, Trustes of Craig John Koch Revocable Trust Dated 06/12/1992** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Acklen Property Group, LLC**, 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 :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows

Being Lot No. 3 on the map of the Re-Subdivision of Lot No 6 on the plan of the lots of Eppie Cunningham Lands and an 8-acre tract marked "Nancy A Garrett" on the said plan of record in Book 58, page 56, Register's Office for Davidson County, Tennessee, according to survey by Erid Drake, County Surveyor, dated 08/06/1935, as follows

Beginning at a point in the north margin of Dickerson Pike, the common corner of Lots 2 and 3, thence with the margin of said Pike N 57°45'220 feet to the SW corner of the Archie Smith Lands, thence along said Smith's west line, and along the east line of Lot No 3, N 03°30'W 1307 feet to the south line of the Denny Lands, thence with the line of the S 83°15'W 184 feet to the corner of the Lots Nos 2 and 3, thence with the line between said lots S 30°30'W 1402 5 feet to the point of beginning, containing 4 79 acres, more or less

BEING the same property conveyed to Craig John Koch and Louanne Bakich Koch, Trustee of Craig John Koch Revocable Trust Dated 06/12/1992 by Warranty Deed from Donna Gosnell, unmarried, dated March 1, 2006 and filed of record in Instrument No 20060308-0027118, Register's Office for Davidson County, Tennessee

And also made subject to Dedication of Easement for Sanitary Sewers and/or Storm Drainage, appearing of record in Book 7697, page 905, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1219 South Dickerson Pike, Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 13th day of October, 2023

Craig John Koch and Louanne Bakich Koch, Trustes of Craig John Koch Revocable Trust Dated 06/12/1992

BY _____
Craig John Koch

BY _____
Louanne Bakich Koch

STATE OF Oregon)

County OF Lane

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Craig John Koch and Louanne Bakich Koch, Trustes of Craig John Koch Revocable Trust Dated 06/12/1992, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 13th of October, 2023

_____
Notary Public
My Commission Expires 3/24/26

OFFICIAL STAMP
TARA ASHLEY MULLER
NOTARY PUBLIC-OREGON
COMMISSION NO 1022958
MY COMMISSION EXPIRES MARCH 24, 2026