**NEW OWNER:**
Michael Kohout
Jessie Kohout
348 Keeton Avenue
Old Hickory, TN 37138

**SEND TAX BILLS TO:**

New Owner

**MAP & PARCEL**
**043-04-0-047**

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 23-379

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1062938 **DEEDWARR**
10/19/2023 12.12 29 PM 2 pgs
Fees: $13 00 Taxes $1,109.63

20231019-0082046

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($299,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, a married man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Michael Kohout and Jessie Kohout, husband and wife, as joint tenants with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot "U" on the unrecorded Map showing the subdivision of Lots 46 to 49, and Lots 64 to 66 on the unrecorded Plan of Scenic View described according to copy survey made August 17, 1959, by James L. Murphy, Jr. Surveyor, as follows:**

**Beginning at a point in the southwesterly margin of Keeton Avenue, 1630.2 feet northwest from a concrete monument set in the beginning of a curve into Hillman Place; thence south 44 deg. 09' west 107.7 feet to a point; thence north 46 deg. 29' west 72 feet to a point; thence north 43 deg. 52 ' east 163.8 feet to the margin of Keeton Avenue; thence with said margin southeasterly around a slight curve 72.43 feet to the point of beginning.**

**Being the same property conveyed to John S Blackwell, a married man by Warranty Deed from Gregory S Cannon, Executor of the Estate of Joe Carroll Cannon of record in Instrument No. 20230515-0036256 Register's Office for Davidson County, Tennessee, dated May 15, 2023 and recorded on May 15, 2023.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record

POSSESSION shall be given with deed

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of October, 2023

**JOHN S. BLACKWELL**

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **John S. Blackwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of October, 2023

LISA P. CHANEY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 06-28-25

**********

The actual consideration or value, whichever is greater, for this transfer is $ **299,900.00**

AFFIANT

Sworn to and subscribed to before me this 18th day of October, 2023.

NOTARY PUBLIC

W. Dillon Woods STATE OF TENNESSEE NOTARY PUBLIC Davidson County

My commission expires: 7/7/27