Karen Johnson Davidson County
Batch# 1066956 DEEDWARR
11/01/2023 08 33 06 AM 5 pgs
Fees: $27 00 Taxes $0 00
20231101-0085293

WARRANTY DEED

MAIL RECORDED DEED TO:

DAVENPORT, EVANS, HURWITZ & SMITH, LLP
206 W. 14TH STREET
PO BOX 1030
SIOUX FALLS, SD 57101-1030

OWNER (SEND TAX BILLS TO):

SCOTT KOCH, TRUSTEE
1604 S. WILLIAMS AVENUE
SIOUX FALLS, SD 57105

FOR AND NO CONSIDERATION ($0.00), SCOTT ALLEN KOCH, also known as SCOTT A. KOCH, an unmarried man (herein, "Grantor"), whose address is 1604 S. Williams Avenue, Sioux Falls, SD 57105, hereby sells, transfers and conveys to SCOTT KOCH, TRUSTEE, or any successors in trust, under the SCOTT KOCH TRUST dated August 20, 2020 and any amendments thereto (herein, "Grantee"), whose address is 1604 S. Williams Avenue, Sioux Falls, SD 57105, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4757 Timberhill Drive, Nashville, TN 37211 and 516 Hogan Road, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 146-4-75 and 146-12-140

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ
C/O U.S. DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 16 day of December, 2021.

GRANTOR:

Scott Allen Koch, also known as Scott A. Koch

STATE OF South Dakota
COUNTY OF Minnehaha

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Scott Allen Koch, also known as Scott A Koch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of December, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/25/2025

KALEN BIORD
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

OATH OF CONSIDERATION

STATE OF South Dakota
COUNTY OF Minnehaha

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

Scott Koch Trust dated August 20, 2020

Scott Koch, Trustee

Subscribed and sworn to under oath before me, this 16 day of December, 2021 by Scott Koch, as Trustee of Scott Koch Trust dated August 20, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/25/2025

KALEN BIORD
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No 748 on the Plan of Caldwell Hall, Section XI, as of record in Book 3300, page 54, Register's Office for said County.

Said Lot No. 748 fronts 90.29 feet on the west side of Timberhill Drive and extends back 200.75 feet on the north line and 203 feet on the south line, to a dead line in the rear on which it measures 78.58 feet, said dead line being a broken line.

and

Land in Davidson County, TN, being Lot No 181 on the Plan of Crieve Hall Estates, Section Seven of record in Plat Book 2330, page 4, Register's Office for said County. Said Lot No. 181 fronts 90 feet on the broken northerly margin of Hogan Road and extends back 248.6 feet on the westerly line and 247.6 feet on the easterly line to a dead line measuring 90 feet thereon Subject to a sewer and drainage easement in Book 6226 Page 182 Subject to restrictive covenants in Book 2335 page 134. Subject to all matters set forth in Plat Book 2330 Page 4.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20050218-0018646 on February 18, 2005, the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20040405-0037872 on April 5, 2004.

PIN NO: 146-4-75 and 146-12-140

STREET ADDRESS:

4757 Timberhill Drive, Nashville, TN 37211 and 516 Hogan Road, Nashville, TN 37220

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and

documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer