Karen Johnson Davidson County
Batch# 1086404 DEEDWARR
12/29/2023 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231229-0099955

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of December, 2023.

Notary Public

My commission expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dalton Alexander Cannon and Stephanie Morgan Gould	**Lineage Bank**	**069-04-0-136-00**
153 Haynes Park Drive	**120 5th Avenue N**	
Nashville, TN 37218-1949	**Franklin, TN 37064**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Paul Andrew Kohlhoff and Beverly Ann Kohlhoff

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dalton Alexander Cannon and Stephanie Morgan Gould, both unmarried, as tenants in common with the right of survivorship,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 176 on the Plan of Section 2, Haynes Park Subdivision of record in Plat Book 4460, Page 51, 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 New Leaf Investments, LLC, a Tennessee limited liability company by Warranty Deed from Mattie M. Hill of record in Instrument No. 20220622-0071014 Register's Office for Davidson County, Tennessee, dated June 10, 2022 and recorded on June 22, 2022.

Being the same property conveyed to Paul Andrew Kohlhoff, Jr an unmarried man by Warranty Deed from Kerry M. Caldwell, Sole Member of New Leaf Investments LLC, a Tennessee limited liability company of record in Instrument No. 20230324-0021459 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 24, 2023. Paul Andrew Kohlhoff, Jr. having since died intestate on September 19, 2023, his Estate being probated under Docket No. 23P1957, in the Probate Court for Davidson County, Tennessee. See Affidavit of Heirship of record in Instrument Number _202312290099954_, Register's Office for Davidson County, Tennessee. Paul Andrew Kohlhoff and Beverly Ann Kohlhoff being made Co-Administrators of the Estate of Paul Andrew Kohlhoff, Jr.

This is improved property known as **153 Haynes Park Drive, Nashville, TN 37218-1949.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of December, 2023.

Paul Andrew Kohlhoff
Paul Andrew Kohlhoff

Beverly Ann Kohlhoff
Beverly Ann Kohlhoff

STATE OF COLORADO
COUNTY OF ADAMS

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul Andrew Kohlhoff and Beverly Ann Kohlhoff, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of December, 2023.

Notary Public
My Commission Expires: 04-25-2024

LTC File No. 23-000341-626

SANDRA KAY SEADER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164015143
MY COMMISSION EXPIRES APR 25, 2024

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/27/23.

D. Shayne Adair

12/28/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 28 day of Dec., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026