Karen Johnson
Batch # 1117038
04/02/2024 08:26:43 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240402-0022506

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Stewart S. Koesten & Carolyn Joy Koesten, Co-Trustees The Stewart S. Koesten Amended and Restated Revocable Trust 13 Glens Dr, West Boynton Beach, FL 33436	NEW OWNER	141-06-0D-194.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Stewart S. Koesten and Carolyn J. Koesten, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stewart S. Koesten and Carolyn Joy Koesten, Co-Trustees, and their successor(s) in trust, under the Stewart S. Koesten Amended and Restated Revocable Trust, dated February 22, 2022, as the same may be amended from time to time

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 Unit No. 194 on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, 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 Stewart S. Koesten and Carolyn J. Koesten, husband and wife, by Warranty Deed from Melissa E. Patton, an unmarried woman, of record in Instrument No. 20190712-0067989, Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 12, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3219 Harpeth Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we so

covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of March, 2024.

Stewart S. Koesten (SEAL)

Carolyn J. Koesten (SEAL)

STATE OF KANSAS)
)
COUNTY OF Johnson)

Personally appeared before me, a Notary Public in and for said State and County, Stewart S. Koesten and Carolyn J. Koesten, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of March, 2024.

RONALD S. BRONSTEIN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires 3·15·2027

Ronald S. Bronstein
Notary Public
My commission expires: 3·15·2027

STATE OF KANSAS
COUNTY OF Johnson

The actual consideration for this transfer is $0.00.

This is a transfer from a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor and is not subject to transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi).

(Affiant)

Ronald S. Bronstein
Notary Public

My commission expires: 3·15·2027

RONALD S. BRONSTEIN
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Expires 3·15·2027