WARRANTY DEED

Karen Johnson Davidson County
Batch # 1130062 DEEDWARR
05/02/2024 11:08:27 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20240502-0032197

G-P-24-06137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-9-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Marissa Lee Koven and Samson Leo March	**New Owner**	
(NAME)	(NAME)	**115-16-0-038.00**
6137 Robin Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE ANN SMITH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARISSA LEE KOVEN AND SAMSON LEO MARCH, MARRIED TO EACHOTHER AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of West Meade Farms, Inc., Section "B", as of record in Book 1835, page 7, as amended by Instrument No. 20030509-0062799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Katherine Ann Smith by Warranty Deed from Wesley Orbison and Jennifer Orbison, husband and wife of record in Instrument No. 20210204-0016454, Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on February 04, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1835, Page 7, amended front setback in Instrument No. 20030509-0062799, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1852, Page 33, in the Register's Office for Davidson County, Tennessee.
- Order for Surrender of Real Property in Instrument No. 20171011-0104395, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Detached Structure in Instrument No. 20090812-0076031 and Instrument No. 20090819-0078213, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances in Book 6255, Page 707, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6137 Robin Hill Road, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2024.

Katherine Ann Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~the un~~dersigned, a Notary Public in and for said County and State, KATHERINE ANN SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212