#17188

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Name and Address of New Owner:
Jeewar Kokoy and Shahristan Kokoy
2224 Sweet Oak Court
Nashville, TN 37211

Send Tax Bills To:
NEW OWNERS

Karen Johnson Davidson County
Batch # 1133803 DEEDWARR
05/13/2024 08:24:17 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20240513-0034775

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 181-01-0B-298-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aaron Cammarn and Christina Cammarn, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeewar Kokoy, and Shahristan Kokoy,*** "the Grantees," the following described real estate in Davidson County, Tennessee:

*husband and wife,

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 55, Section Two of Phase Three, 2nd Addition to Sugar Valley, as shown on plat of record in Instrument No. 20140506-0038378, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aaron Cammarn and Christina Cammarn, husband and wife, by Warranty Deed dated September 20, 2019 from Erik Natusch, a married man and Caitlin Selle nka Caitlin Selle Natusch, married woman, recorded September 23, 2019 in Instrument No. 20190923-0096158 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2024.

_____(SEAL)
Christina Cammarn

_____(SEAL)
Aaron Cammarn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Christina Cammarn and Aaron Cammarn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of May, 2024.

_____
Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*_____
(Affiant)

Sworn to and subscribed before me this
10th day of May, 2024.

_____
Notary Public
My commission expires: _____
File No. 2024-6823-TS

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024