THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Alan Timothy Kolad and
Bonnie Alice Kolad
5412 Reagan Run
Antioch, TN 37013
SEND TAX BILLS TO:

JP Morgan Chase, N.A.
700 Kansas Ln RE: MC 8000
Monroe, LA 71203

WARRANTY DEED

(Map 162-16-0D; Parcel 038.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LORINDA E. WEISS AND MARSHA E. JONES, A MARRIED COUPLE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ALAN TIMOTHY KOLAD AND BONNIE ALICE KOLAD, A MARRIED COUPLE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 45, Section Two, Honey Brook Subdivision, a Residential Planned Unit Development, of record in Book 7900, Page 297, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Marsha E. Jones and Lorinda E. Weiss, both unmarried, by Warranty Deed dated July 17, 1998, from John Jay Phifer and wife, Leisha M. Phifer, recorded July 23, 1998, in Book 11031, Page 311, in the Register's Office of Davidson County, Tennessee. Further conveyed to Marsha E. Jones and Lorinda E. Weiss, as joint tenants with rights of survivorship, by Quitclaim Deed dated June 18, 2001, from Marsha E. Jones and Lorinda E. Weiss, unmarried persons, and recorded June 22, 2001, in Instrument No. 20010622-0066277, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 5412 Reagan Run, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

Karen Johnson Davidson County
Batch# 1145183 DEEDWARR
06/10/2024 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,153.40
20240610-0043310

202406100043310

same is unencumbered except as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 5th day of June, 2024.

LORINDA E. WEISS

MARSHA E. JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorinda E. Weiss and Marsha E. Jones, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of June, 2024.

Notary Public

My Commission Expires: 7-4-27

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $582,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of June, 2024.

Notary Public

My commission Expires: 7-4-27

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2024-160

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 6-5-2024.

Affiant Signature

6-6-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 6 day of June, 2023.

CINDY PERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(SEAL)

Notary Public

My Commission Expires: 4-14-2027

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