Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $520,000.00. Affiant Subscribed and sworn to before me, this the 20th day of September, 2024. Notary Public My commission expires:

Karen Johnson Davidson County
Batch# 1184523 DEEDWARR
09/20/2024 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240920-0073173

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Art Kohl and Drew Kohl	New Owner(s)	084-14-0-003.00
2101 Brookview Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY R. DONNELLY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW KOHL, UNMARRIED, AND ART KOHL, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 87 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page (s) 100 and 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southeasterly margin of Brookview Drive at the corner of Lots Nos. 87 and 88; thence with the line between said two lots Southeastwardly 415.3 feet; thence South 76 degrees 34 minutes West 153 feet to the corner of Lots Nos. 86 and 87; thence with the line between said two lots Northwestwardly 317.6 feet to the Southeasterly margin of Brookview Drive; thence with said Drive and with a curve Northeastwardly 42.38 feet to a turn in said Drive, continuing Northeastwardly 89 feet, in all 131.38 feet to the beginning.

Being the same property conveyed to Jeffrey R. Donnelly, married man by Warranty Deed from Jeffrey Black and Ina M. Black, husband and wife of record in Instrument No. 20190826-0085525 Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on August 26, 2019.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2101 Brookview Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of September, 2024.

Jeffrey R. Donnelly

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey R. Donnelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of September, 2024.

Notary Public

My Commission Expires: 10/9/2026

DEREK G BARNES
Notary Public - State of Maryland
Baltimore County
My Commission Expires Oct 9, 2026

Certificate of Authenticity

I, Ryan Lux, 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 **September 20, 2024**.

Date

Affiant Signature

9/20/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY