Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Dr #103
Murfreesboro, TN 37129
File No: BOR24388

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00

Karen Johnson Davidson County
Batch# 1187712 DEEDWARR
09/30/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20240930-0075538

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Shea McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of September 2024

Notary Public
My Commission Expires: 7-1-25

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Kevin T. Koenig 4833 Eatons Creek Road Nashville, TN 37218	Same as New Owner	Map/parcel: 048-00-0-140.00 Account #:

WARRANTY DEED

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

Amanda J. Carter, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin T. Koenig a single person

HEREINAFTER CALLED THE GRANTEE(S), Kevin T. Koenig, a single person HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Property located in the first Councilmanic District of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146 as follows:

Beginning at a set iron road being in the west margin of Eatons Creek Road, on the east margin of Eatons Creek Road and being the common corner to Herman F. Marks (Deed Book 5410, Page 85, Register's Office for Davidson County, Tennessee) and Tressa Strawn (Instrument No. 20090429-0038727, Register's Office for Davidson County, Tennessee). Thence with said margin of Eatons Creek Road South 30 degrees 28 minutes 17 seconds East a distance of 199.25 feet to a set iron road; thence South 30 degrees 00 minutes 00 seconds East a distance of 115.75 feet to a set iron rod being the common corner of James Claude Warren, Velma Jean Morgan, Sheila Marie Cox and Tressa Louise Strawn (Instrument No. 20090429-0038726, Register's Office for Davidson County, Tennessee); thence South 60 degrees 00 minutes 00 seconds West a distance of 6.80 feet to a point in Eatons Creek and being the common corner to James Claude Warren, Velma Jean Morgan, Sheila Marie Cox and Tressa Louise Strawn (Instrument No. 20090515-114427, Register's Office for Davidson County, Tennessee); thence South 48 degrees 59 minutes 16 seconds West a distance of 166.50 feet to a set iron rod; thence South 80 degrees 01 minutes 18 seconds

West a distance of 525.50 feet to a set iron rod; thence North 32 degrees 41 minutes 54 seconds West a distance of 315.00 feet to a set iron rod in the south line of Herman F. Marks (Deed Book 5410, Page 85, Register's Office for Davidson County, Tennessee); thence with said Marks North 75 degrees 27 minutes 57 seconds East a distance of 612.03 feet to an existing metal fence post; thence with the meanders of an existing fence, North 48 degrees 59 minutes 16 seconds East a distance of 79.97 feet to a point in Eatons Creek and common corner to Tressa Strawn (Instrument No. 20090429-0038727, Register's Office for Davidson County, Tennessee); thence North 58 degrees 57 minutes 42 seconds East a distance of 8.80 feet to a set iron rod which is the point of beginning, having an area of 221429.2 square feet, 5.08 acres, more or less.

Being the same property conveyed to Amanda J. Carter, unmarried by Warranty Deed from Angela K. Hinkle, married, dated 6/22/2016 and filed for record in Instrument No. 20160623-0064243, in the Register's Office for Davidson County, Tennessee.

Subject to Driveway Easement of record in Book 8706, Page 55, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 4833 Eatons Creek Road, Nashville, TN 37218

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), Amanda Carter, unmarried heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 27 day of September, 2024.

Amanda J. Carter

STATE OF Oregon
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Amanda J. Carter**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 27 day of September, 2024.

Notary Public

My Commission Expires: 10-31-2027

OFFICIAL STAMP
Cory Jean McLennan
NOTARY PUBLIC - OREGON
COMMISSION NO. 1042259
MY COMMISSION EXPIRES OCTOBER 31, 2027

Tennessee Certification of Electronic Document

I, Tammy McCauley, 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 9-27-2024 (date of document).

Affiant Signature

9-30-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-2026

NOTARY'S SEAL

