WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

B-ELAM-24-1007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Andrew Joseph Voss and Jacqueline Kay Voss	**First State Bank of St. Charles MO**	
(NAME)	(NAME)	
910 Woodshire Lane	**2850 West Clay Street**	**105 05 4O 002.00**
(ADDRESS)	(ADDRESS)	
Saint Louis, MO 63141	**St. Charles, MO 63301**	
(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, **GARY KOGER AND TAMRA KOGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW JOSEPH VOSS AND JACQUELINE KAY VOSS, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of ONETHOUSANDFIVE ARGYLE AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing ONETHOUSANDFIVE ARGYLE AVENUE, a Horizontal Property Regime, of record in Instrument No. 20211112-0150751, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Gary Koger and Tamra Koger, husband and wife, by Warranty Deed from Hidden Trail Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20231113-0088092, in the Register's Office of Davidson County, Tennessee, dated November 07, 2023 and recorded on November 13, 2023.

Being a part of the same property conveyed to Hidden Trail Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Argyle and 10th LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210917-0125067, in the Register's Office of Davidson County, Tennessee, dated September 10, 2021 and recorded on September 17, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 1 SECTION EIGHTY EDGEHILL ESTATES, as recorded in Plat Book 6250, Page 112.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211112-0150751.
- Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20220110-0002920.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1007 Argyle Ave, Nashville, Tennessee 37203**.

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.

Karen Johnson Davidson County
Batch # 1203270 DEEDWARR
11/12/2024 12:16:32 PM 2 pgs
Fees: $13.00 Taxes: $5,513.00

20241112-0087725

Witness my/our hand(s) this the 8th DAY OF NOVEMBER, 2024.

Gary Koger

Tamra Koger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY KOGER, 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 8th of November, 2024.

Notary Public
My Commission Expires:
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMRA KOGER, 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 8th of November, 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