Karen Johnson Davidson County
Batch# 1212619 DEEDWARR
12/04/2024 01:42:30 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20241204-0094249

WARRANTY DEED

TANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON DECEMBER 3, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B,
Pleasant View, TN 37146
File # 2024-12470-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Laronda Shenette Tyson	SAME	014-00-0-037.04
2300 Old Matthews Road C-205		
Nashville, TN 37207		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jason K. Kohal aka Jason A. Kohal and Emily B. Kohal, husband and wife

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

Laronda Shenette Tyson, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the Northerly margin of Clarksville Highway US 41 A, said point being at the Northwest intersection of Douglas Road and the said Clarksville Highway; thence North 79 degrees 00 minutes West along the Northerly margin of the said Clarksville Highway 303.0 feet to an iron pin; thence North 11 degrees 15 minutes East 475.00 feet to an iron pin; thence South 79 degrees East 385.0 feet to a point in the Westerly margin of Douglas Road; thence in a Southerly direction along the Westerly margin of Douglas Road 490.0 feet to the point of beginning and containing 3.7 acres more or less.

Being the same property conveyed Jason A. Kohal and wife, Emily B. Kohal by Substitute Trustee's Deed from David M. Smythe, Substitute Trustee dated August 06, 2024 and recorded on August 06, 2024 in Instrument No. 20240806-0059966, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Teresa A. Maiser, an unmarried woman by Warranty Deed from Jason K. Kohal and wife Emily B. Kohal dated November 18, 2022 and recorded on November 18, 2022 in Instrument No. 20221118-0122851, in the Register's Office of Davidson County, Tennessee.

** Jason K. Kohal aka Jason A. Kohal are one and the same person

This is unimproved property known as 6710 Clarksville Pike Joelton, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on 12/3/24.

Jason K. Kohal

Emily B. Kohal

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Jason K. Kohal and Emily B. Kohal, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 12/3/24.

NOTARY PUBLIC
My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 December 3, 2024.

(AFFIANT) – Karen Suggs

12/03/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of December, 2024.

My commission expires: 2.2.26

Notary Public

