WARRANTY DEED

Karen Johnson Davidson County
Batch# 1222876 DEEDWARR
01/02/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,848.00
20250102-0000369

File #24-PA-3510-O

(SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/15/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter Cochetas and Megan Leeds	new owner	
(NAME)	(NAME)	**117 12 0 155.00**
3510 Belmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

KRISTEN VANDERKOOI, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PETER COCHETAS AND MEGAN LEEDS, 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:

Being the Northerly part of Lot No. 11, on the Plat of NOEL PROPERTY ON GRAYBAR LANE EAST OF BELMONT BLVD., not of record described according to a survey made by W.B. Southgate, Surveyor, February 5, 1924 as follows:

Beginning on the Easterly margin of Belmont Blvd. at a point 200 feet North of the Northerly margin of Graybar Lane, said point being the Northwest corner of property conveyed to R.A. Baker and wife, by deed from John Q. Schisler and wife, in Book 1290, Page 77, Register's Office for said county; thence with the Easterly margin of said Blvd., Northwardly 153 1/3 feet into the Southerly line of Miss Delia Noel's land; thence with said line, Eastwardly 200 feet 6 inches to the corner of lots 10 and 11; thence with the line between said two lots Southwardly 141.75 feet to the Northeast corner of said Baker property; thence with the Northerly line of said Baker property Westwardly 200 feet to the beginning.

Being the same property conveyed to Kristen Vanderkooi, by Quitclaim Deed from Johan Wilhelm Roland Kinberg, of record in Instrument No. 20110112-0003287, in the Register's Office of Davidson County, Tennessee, dated January 9, 2011 and recorded on January 12, 2011.

Being the same property conveyed to Kristen Vanderkooi, by Warranty Deed from William D. Hovey, unmarried, of record in Instrument No. 20080715-0072494, in the Register's Office of Davidson County, Tennessee, dated July 11, 2008 and recorded on July 15, 2008.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4001, Page 180.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3510 Belmont Boulevard, Nashville, TN 37215.

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.

Witness my/our hand(s) this the 27th day of December, 2024.

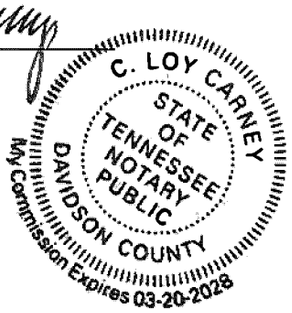
Kristen Vanderkooi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2024, before me personally appeared Kristen Vanderkooi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of December, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 12/27/2024.

Affiant Signature – Joshua A. Terry

12/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/30/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27