Name and Address of New Owner.
Jimmy Meeks
209 West Marthona Road
Nashville, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1305870 DEEDWARR
08/04/2025 02 20 30 PM 3 pgs
Fees $18 00 Taxes $2,286 60
20250804-0061648

This Instrument Prepared By and Requested By
William M Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 042-15-0-046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel B. Kohavi and Emily A. Kohavi, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jimmy Brown Meeks, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No 69, 70, 71 & 72 of Block "B" on the unrecorded Plan of Marthona, a development by the Cumberland Development Company described according to a copy of a survey thereof made December 1937, by J A. Mefford, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the easterly margin of Ezell Road West, the common corner of Lots Nos. 68 and 69, being 1230 feet south of the southeast intersection of said Road and Old Hickory Boulevard; thence easterly with the line between said lots 420 feet to a point which is 1242 9 feet south of Old Hickory Boulevard, being the common corner of Lots Nos. 68, 69, 170, and 169; thence southerly parallel to the easterly line of Ezell Road West 100 feet; thence westerly parallel to the first line 420 feet to the easterly margin of Ezell Road West, thence with the margin of the same northerly 100 feet to the point of beginning.

Being the same property conveyed to Daniel B Kohavi and wife, Emily A. Kohavi by Warranty Deed dated June 15, 2015 from Robert L. Weakley, recorded June 17, 2015, in Instrument Number 20150617-0057652, in the Official Records of Davidson County, Tennessee.

This property is known as **209 West Marthona Road, Nashville, TN 37115**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2025.

_____(SEAL)
Daniel B. Kohavi

_____(SEAL)
Emily A. Kohavi

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 31st day of July, 2025, before me personally appeared Daniel B. Kohavi and Emily A. Kohavi, 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 31st day of July, 2025

_____
Notary Signature
My commission expires: 6-24-28

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$675,000.00~~ $1018,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 31st day of July, 2025.

Notary Signature
My commission expires: 6-24-28

