WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311026 DEEDWARR
08/15/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.67
20250815-0065263

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,019.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH 15TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer Speer and Keith Speer	Renasant Bank	Parcel ID: 033 08 0 123.00
(NAME) 324 Janette Ave.	(NAME) 2001 Park Place North STE 150	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Aaron Lee Kocher, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Speer, wife, and Keith Speer, husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 333 on the Plan of Gatewood, Section 3, as of record in Book 4175, Page 49 and 50, Register's Office for Davidson County, Tennessee.

Said Lot fronts 74 feet on the southeasterly side of Janette Avenue and extends back 173.8 feet on the northeasterly line and 177.2 feet on the southwesterly line to a dead line and measures 74.05 feet thereon.

Being the same property conveyed to Aaron Kocher, a single man, from Martin Araguz and Maria E. Araguz, husband and wife by Warranty Deed dated August 28, 2015 and recorded on September 21, 2015 in Instrument No. 20150921-00095706, Register's Office for Davidson, County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 324 Janette Ave., Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 15th day of August, 2025

Aaron Kocher

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Aaron Kocher, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2025.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 15TH day of AUGUST, 2025.

Date: 08-15-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 15TH day of AUGUST, 2025.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY