Karen Johnson Davidson County
Batch# 1483664 DEEDWARR
10/14/2026 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20261014-0094211

AFTER RECORDING RETURN TO:
Closeline Settlements
3107A Main Street
Manchester, MD 21102
File No. **88647TNF-HQ**

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: **006-00-0-085.00**

WARRANTY DEED

THIS INDENTURE made and entered into on this 1st day of Oct, 2026 by and between **Kevin M. Kosir, an unmarried man,** residing at 408 Farris Avenue, Nashville, TN 37115, hereinafter referred to as Grantor and **Cole Egan and Hannah Eaton, a married couple, as tenants by the entirety,** residing at 237 Kennith Drive, Nashville, TN 37207, hereinafter referred to as Grantees.

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of **Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00),** cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantees the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: **3456 Greer Road, Goodlettsville, TN 37072**

Being the same property conveyed to Kevin M. Kosir from Janice Jones in a General Warranty Deed dated 12/21/2018 and recorded 01/04/2019 under Instrument No. 20190104-0001036 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR hereby covenant with and represent unto the said Grantees and unto their successors or assigns, that he is lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he has a good and lawful right to sell and convey the same as aforesaid and that he will forever warrant and defend the title to same unto the said Grantees and unto their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Kevin M. Kosir

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kevin M. Kosir**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 1st day of October, 20 20.

Notary Public

My Commission expires: 5/8/2029

SHATIKA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$310,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant: **Cole Egan**

Print Name: Cole Egan

Affiant: **Hannah Eaton**

Print Name: Hannah Eaton

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 1st **day of** October, 2024

Notary Public
My Commission Expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:

Cole Egan and Hannah Eaton
237 Kennith Drive, Nashville, TN 37207

Name and address of property owner:

Cole Egan and Hannah Eaton
237 Kennith Drive, Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN THE 3RD COUNCIL DISTRICT, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LAND CONVEYED TO JANICE JONES FROM FANNIE MAE ALSO KNOWN AS FEDERAL NATIONAL MORTGAGE ASSOCIATION ON APRIL 4, 2013, OF RECORD IN INSTRUMENT NUMBER 20130405-0033696, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN UNCAPPED IRON ROD NEAR A FENCE CORNER ON SOUTH MARGIN OF GREER ROAD, SAID ROD BEING AN AGREED UPON COMMON CORNER WITH CONNIE AND JEREMY GARRETT, OF RECORD IN INSTRUMENT NUMBER 20040827-0103831, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE MARGIN OF GREER ROAD, SOUTH 89 DEGREES 59'09" EAST, A DISTANCE OF 124.34 FEET TO A 5/8 INCH CAPPED IRON ROD SET;

THENCE CONTINUING WITH SAID MARGIN, NORTH 84 DEGREES 06'51" EAST, A DISTANCE OF 80.00 FEET TO A DISTURBED IRON PIPE, SAID PIPE BEING A COMMON CORNER OF TAMMANY GENTRY, OF RECORD IN INSTRUMENT NUMBER 20030912-0134512, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE MARGIN OF GREER AND WITH THE LAND OF GENTRY, SOUTH 33 DEGREES 52'51" EAST, A DISTANCE OF 593.22 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE LINE OF MARTIN, OF RECORD IN INSTRUMENT NUMBER 20121004-0091065, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE LINE OF MARTIN, NORTH 68 DEGREES 40'00" WEST, A DISTANCE OF 66.77 FEET TO AN IRON ROD FOUND WITH A KESSINGER CAP;

THENCE LEAVING THE LINE OF MARTIN AND CONTINUING THE LINE OF WOODWARD, OF RECORD IN INSTRUMENT NUMBER 20050615-0068148, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 68 DEGREES 21'44" WEST, A DISTANCE OF 302.51 FEET TO AN IRON ROD FOUND WITH A KESSINGER CAP;

THENCE LEAVING THE LINE OF WOODWARD AND WITH THE LINE OF BURDETTE, OF RECORD IN INSTRUMENT NUMBER 20040317-0030378, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 68 DEGREES 27'04" WEST, A DISTANCE OF 75.77 FEET TO AN IRON ROD FOUND WITH A CHANDLER CAP, SAID ROD ALSO BEING THE SOUTHEAST CORNER OF GARRETT;

THIS DESCRIPTION IS BASED UPON A SURVEY PERFORMED BY DALE AND ASSOCIATES UNDER THE SUPERVISION OF STEVEN C. MATTHEWS, A REGISTER LAND SURVEYOR IN THE STATE OF TENNESSEE, RLS# 2352.

THENCE LEAVING THE LINE OF BURDETTE AND WITH GARRETT, NORTH 20 DEGREES 38'11" WEST, A DISTANCE OF 342.63 FEET TO THE POINT OF BEGINNING, CONTAINING 2.47 ACRES OF LAND.

THIS CONVEYANCE IS BEING MADE SUBJECT TO:

1. BOUNDARY LINE AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20140113-0003102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2. SURVEY OF RECORD IN INSTRUMENT NUMBER 20181231-0126660, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: **006-00-0-085.00**

Property Commonly Known As: **3456 Greer Road, Goodlettsville, TN 37072**

Tennessee Certification of Electronic Document

I, MICHAEL P BELL, 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 **10/1/2026** (date of document).

M P Bell
Affiant Signature

10/1/2026
Date

State of MARYLAND

County of MONTGOMERY

Sworn to and subscribed before me this **1ST** day of **OCTOBER**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/09/2028

NOTARY'S SEAL

LISA L. SHECKELS NOTARY PUBLIC CARROLL COUNTY, MD

Lisa L. Sheckels, Notary Public
Carroll County
State of Maryland
My commission expires 11/09/2028