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Return To

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00

Amanda Millard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of October, 2018.

Molly L. Smith
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael A. Cohen and Mary Cohen	New Owner	081 12 0B 444.00
(NAME)	(NAME)	
1350 Rosa L Parks Blvd, Unit 206		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, WE, **Donald R. McNicholas and wife, Patricia I. McNicholas,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael A. Cohen and Mary Cohen, husband and wife**, 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 Condominium unit in Davidson County, Tennessee, Being Unit No. 206, Phase IV of the Werthan Lofts IV & V Condominiums, a Condominium established Pursuant to the Tennessee Horizontal Property Act, T. C. A. 66-27-101, by Master Deed of record in Instrument No. 20070117-006776, as amended in Instrument Nos. 20071220-0146056 and 20080118-006036, and further amended in Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, and Instrument No. 20120723-0064381, Register's Office for Davidson County, Tennessee and also being located on Lot No. 2 of the Final Plat of Werthan Lofts of record in Instrument No. 2007103-0001325, said Register's Office, to which reference is hereby made for a more accurate legal description.

Being the same property conveyed to Donald R. McNicholas and wife, Patricia I. McNicholas by Warranty Deed from Werthan IV, LLC dated May 29, 2008 and recorded June 3, 2008 as Instrument No. 20080603-0056802, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-187471SSO

Karen Y Johnson Davidson County
Batch# 152381 **DEEDWARR**
10/18/2018 10:27:56 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30

20181018-0103409

unimproved ☐
This is improved ☒ property, known as 1350 Rosa L Parks Blvd, Unit 206, Nashville, TN 37208

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, has 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 5th day of October, 2018

Donald R. McNicholas

Patricia I. McNicholas

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Donald R. McNicholas and wife, Patricia I. McNicholas, the bargainors, 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 5th of October, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

File Number: GRN-187471SSO

ACKNOWLEDGEMENT

A notary or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that certificate.

State of California

County of Riverside

On 10.5.18 before me, Cindy Yeakel, notary public, personally appeared

Donald R McNicholas

Patricia T McNicholas

who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CINDY YEAKEL
COMM. # 2176854
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Comm. Exp. JAN. 20, 2021

Signature Cindy Yeakel

Commission Expires : 1/20/2021

Document Name Warranty Deed