Karen Johnson Davidson County
Batch# 189445 DEEDWARR
01/29/2019 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $813.63
20190129-0008553

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

X Zachary Mullican
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of Jan, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Zachary Mullican	FIRST BANK	064 09 0 163.00
(NAME) 4324 Brackenwood Drive	(NAME) 318 SEABOARD LANE Suite 205	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(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, **Shawn W. Cohenno and wife, Wendy F. Cohenno**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary Mullican**, an unmarried man, 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:

Being Lot No. 3 on the Plan of Southfork, Section I of record in Plat Book 6250, page 384 and 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shawn W. Cohenno by Warranty Deed from Bonnie J. Teeters, unmarried dated July 9, 2015 and recorded July 20, 2015 as Instrument No. 20150720-0070739, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Shawn W. Cohenno and wife, Wendy F. Cohenno by Quitclaim Deed from Shawn W. Cohenno, married dated July 9, 2015 and recorded July 20, 2015 as Instrument No. 20150720-0070740, 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.

unimproved ☐
This is improved ☒ property, known as 4324 Brackenwood Drive, Old Hickory, TN 37138

File Number: MTJ-1900073SSO

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 28 day of Jan, 2019

Shawn W. Cohenno

Wendy F. Cohenno

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shawn W. Cohenno and wife, Wendy F. Cohenno, the 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 ~~27th~~ 28th of January, 2019.

Notary Public

My Commission Expires: 2-27-21

(SEAL)

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MTJ-1900073SSO

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

x _____
Signature

State of TN
County of Davidson

Personally appeared before me, Mary Kathryn Charlton, a notary public for this county and state, Cindy S. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY