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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 233182 DEEDWARR
05/22/2019 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190522-0048431

WARRANTY DEED

Address New Owner(s):
Jase P. Rader
1812 Cloverleaf Drive
Nashville, TN 37216

Send Tax Bills to:
New Owner

Map/Parcel: 07212029800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Hong Ja Coggins, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Jase P. Rader and Allison S. Rader, husband and wife ,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 133 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said lot fronts 106 feet on the westerly side of Cloverleaf drive and runs back 121.43 feet on the northerly line and 177.25 feet on the southerly line to a dead line, which is a broken line, on which it measures 102.53 feet.

BEING the same property conveyed to Robert Earl Coggins and wife, Hong Ja Coggins by Deed from Robert Earl Coggins, dated June 3, 1986, and filed in Book 7093, page 501, Register's Office for said County. The said Robert Earl Coggins having since died with title now being vested in Hong Ja Coggins as surviving tenant by the entirety.

THIS conveyance is subject to 2019 taxes, prorated and assumed and all matters as shown on the recorded plat.

This is improved property known as: 1812 Cloverleaf Drive, Nashville, TN 37216

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 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 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 my/our hand(s) as on the date shown on the Notary forms.

Hong Ja Coggins

Hong Ja Coggins

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hong Ja Coggins,** the within named bargainor, 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 official seal at office, this 20th day of May, 2019.

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me this 20th day of May, 2019.

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)