BOX 10-B

Karen Johnson Davidson County
Batch# 236666 **DEEDWARR**
05/30/2019 01:50:52 PM 2 pgs
Fees: $13.00 Taxes: $873.20

20190530-0051388

LEE A. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$236,000.00**

Cari Nicole Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MAY, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARI NICOLE COHEN AND GILBERT COHEN	**SUNTRUST BANK**	**142-02-0-173.00**
(NAME) **249 CARRIAGE DRIVE**	(NAME) **901 SEMMES AVE.**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **RICHMOND, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, SUZZANNE JOHNSON INMAN, EXECUTRIX OF THE ESTATE OF ELIZABETH F. JOHNSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GILBERT COHEN AND CARI NICOLE COHEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FORREST E. JOHNSON AND ELIZABETH F. JOHNSON, by deed from EDWARD C. COKE AND WIFE, BARBARA COKE, of record in Book 5359, page 721, dated November 1, 1978, said Register's Office. The said Forrest E. Johnson having since died on or about June 26, 2009 leaving said property to Elizabeth F. Johnson pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 18P-2047. The said Elizabeth F. Johnson having since died testate on or about October 31, 2018. SUZZANNE JOHNSON INMAN, EXECUTRIX OF THE ESTATE OF ELIZABETH F. JOHNSON has full power to convey said property pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 18P-2048.

This conveyance is subject to Matters shown on the Plan of record in Book 4175, page 54, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **249 CARRIAGE DRIVE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of May, 2019.

Suzzanne Johnson Inman, executrix of the estate of Elizabeth F. Johnson

SUZZANNE JOHNSON INMAN, EXECUTRIX OF THE ESTATE OF ELIZABETH F. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Suzzanne Johnson Inman, Executrix of the Estate of Elizabeth F. Johnson,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of May, 2019.

My Commission Expires: **May 2, 2022**

Lee A. Cohen

Notary Public

