Karen Johnson Davidson County
Batch# 256121 DEEDWARR
07/12/2019 11:29:12 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20190712-0068229

21765
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

# WARRANTY DEED

**Address New Owner(s):**
Geraldine Gurdian
Juan Hernandez
1611 Joann Drive
LaVergne, TN 37086

**Send Tax Bills to:**
New Owner

Map/Parcel: 09202021900

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, **Michael Cothern, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Geraldine Gurdian and Juan Hernandez, wife and husband** , hereinafter called the Grantee(s), their successors 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. 141 on the Map of Subdivision of the Heffernan Place, as of record in Plat Book 161, page 138, Register's Office for said County, to which reference is made for a more complete description.**

**INCLUDED in the above description BUT SPECIFICALLY EXCLUDED herewith is that tract conveyed to the State of Tennessee for the use and benefit of the Department of Highways by Warranty Deed from Mary Ellen Moore, of record in Book 4166, page 896, Register's Office for Davidson County, Tennessee, and further described as follows: BEGINNING at a point in the southerly margin of an alley, said point being the common corner between Lots 140 and 141 on the said Map of Heffernan Place, thence with the southerly margin of said alley and the northerly boundary of said Lot 141, N 82 deg. 14 min. 33 sec. E, 50 feet to a point, said point being the common corner between Lots 141 and 142 in the aforesaid subdivision; thence with the common line between said Lots 141 and 142, S 8 deg. 40 min. 45 sec. E, 28.63 feet to a point; thence with a line of severance (being the right-of-way line) S 25 deg. 33 min. 53 sec. W, 88.84 feet to a point in the common line between said Lots 140 and 141; thence with the common line between said Lots 140 and 141, N 8 deg. 40 min. 45 sec. W 102.88 feet to the point of beginning, containing 3,287 square feet, more or less, and being part of the same property conveyed to Mary Ellen Moore by deed from Home McEwen and wife, as of record in Book 2201, page 546, Register's Office, Davidson County, Tennessee.**

**BEING the same property conveyed to Michael Cothern, married, by Warranty Deed from Gregory J. Milnar and wife, Donna C. Milnar, dated January 30, 2004, and filed at Instrument No. 20040203-0013025, said Register's Office.**

**This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.**

**THIS conveyance is subject to: 2019 taxes, prorated and assumed; all restrictions and easements of record and zoning regulations which may be applicable.**

This is unimproved property known as: 2632 Albion Street, 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 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.

Michael Cothern

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Cothern,** 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 9th day of July, 2019.

My Commission Expires: 3/8/22

Notary Public

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

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me this 9th day of July, 2019.

My Commission Expires: 3/8/22

Notary Public

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