WARRANTY DEED

Karen Johnson Davidson County
Batch# 266355 DEEDWARR
08/02/2019 03:58:59 PM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20190802-0076875

J-GC-19-920-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica M. Nelson and Joshua Lee Nelson	**LoanDepot.com, LLC**	
(NAME) **920 C Curdwood Blvd**	(NAME) **26642 Towne Centre Drive**	**061-11-0-325.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Foothill Ranch, CA 92610**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY S. COHEN AND ELIZABETH M. COHEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA M. NELSON AND JOSHUA LEE NELSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 C on the Plan of Final Plat of Maplewood Manor Resubdivision of Lot 4 of record in Plat at Instrument No. 20150511-0042875, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary S. Cohen and Elizabeth M. Cohen, husband and wife by Warranty deed from Robert L. Scruggs, unmarried of record in Instrument No. 20161114-0119588 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20150511-0042875, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **920 C Curdwood Blvd, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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) this the 31st DAY OF JULY, 2019.

Gary S. Cohen by Kate Nyquist, Attorney in Fact
Gary S. Cohen by Kate Nyquist,
Attorney in Fact

Elizabeth M. Cohen by Kate Nyquist, Attorney in Fact
Elizabeth M. Cohen by Kate Nyquist.
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GARY S. COHEN AND ELIZABETH M. COHEN, and who acknowledged he/she/they executed the same as the free act and deed of the said GARY S. COHEN AND ELIZABETH M. COHEN.

Witness my hand and official seal, this the 31st of July, 2019.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212