(1)

WARRANTY DEED

File #19493

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Karen Johnson Davidson County
Batch# 334301 DEEDWARR
12/26/2019 09:34:03 AM 2 pgs
Fees: $13.00 Taxes: $621.60

20191226-0132916

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura D. O'Rourke	NEW OWNER	-150-03-0-271.00
(NAME)	(NAME)	
2918 Sheana Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **T. Blake Cothran and Devin Rohner and Nolan Pattee and Judy Cothran,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura D. O'Rourke,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 101A on the Zone Lot Division of Lots NO. 83, 84, 89, 90, 94, and 101 of Chelsea Priest Lake, Section 2B, of record in Plat Book 6250, Page 766, amending Book 6250, Page 449, Register's Office for said County, to which reference is made for a more complete description.

Being a portion of the same property conveyed to T. Blake Cothran, and Devin Rohner, and Nolan Pattee and Judy Cothran by Warranty deed from The Thomas Mckinney Revocable Trust Dated April 24, 1995, and Amended and Restated on October 28. 2003 of record in Instrument No. 20180517-0047210 Register's Office for Davidson County, Tennessee, dated May 12, 2018 and recorded on May 17, 2018. T. Blake Cothran executes this instrument on behalf of Devin Rohner, Nolan Pattee and Judy Cothran pursuant to a Power of Attorney recorded of record in Instrument No. 20180822-0083330 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2918 Sheana Way, Antioch, TN 37013

(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 20th day of December, 2019.

T. Blake Cothran

Devin Rohner by T. Blake Cothran, his attorney in fact

Nolan Pattee, by T. Blake Cothran, his attorney in fact

Judy Cothran, by T. Blake Cothran, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **T. Blake Cothran,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **T. Blake Cothran,** with whom I am personally acquainted (or who proved to me hisr identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Devin Rohner, Nolan Pattee, and Judy Cothran** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Devin Rohner, Nolan Pattee, and Judy Cothran** , and is authorized by **Devin Rohner, Nolan Pattee, and Judy Cothran** to execute this instrument on their behalf.

Witness my hand, at office, this 20th day of December, 2019.

My commission expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027