Karen Johnson Davidson County
Batch# 338736 DEEDWARR
01/06/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $564.25
20200106-0001324

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-17-2023
File No. G19-7259

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John-Robert Estes and Anita Redden	New owner	064-09-0-029
(NAME)	(NAME)	
406 Broadwane Dr		
(STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lauren Cosgrove, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John-Robert Estes and Anita Redden**, *unmarried *married HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND as joint tenants with right of survivorship IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being the center of 50 foot portion of Lots Nos. 30, 31, and 32, Block K, on the Plan of Hadley's Bend City in Book 421, Page 120, of the Register's Office of Davidson County, Tennessee.

Beginning at a point in the southeasterly corner of said tract; 50 feet west of Church Street on the Northerly side of Commerce Street and proceeding North 70 degrees 24" west 57.33 feet parallel to Commerce Street; North 1 degrees 17 min. East 70.67 feet, North 88 degrees East 50 feet; South 1 degree 32 min. East 91.67 feet to the point of beginning, containing .097 acres, more or less.

Being the same property conveyed to Lauren Cosgrove, a single woman by Deed dated January 17, 2017, recorded January 20, 2017, in Instrument Number 20170120-0006651, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
2. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2019 taxes have been paid by the Grantee and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 202 Commerce Street, Old Hickory, TN 37138.

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. Whenever 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 12th day of December, 2019.

X _____
Lauren Cosgrove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2019, before me personally appeared Lauren Cosgrove, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of December, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

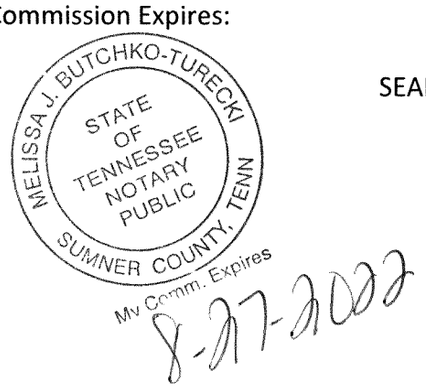
Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Kristian Short,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:



SEAL