39B

Karen Johnson Davidson County
Batch# 341154 DEEDWARR
01/09/2020 01:37:05 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20200109-0003255

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Roger Newburn
Sabrina Cowden
5304 Cochran Drive
Nashville, TN 37220

SEND TAX BILL TO:
Movement Mortgage
8024 Calvin Hall Rd
Indian Land, SC 29707

MAP/PARCEL 161-01-0B
020.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa A. Horak and husband, Douglas J. Horak, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Sabrina Cowden, an unmarried woman, and Roger Newburn, an unmarried man, as joint tenants with right of survivorship, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Final Plat of Phase One, Aberdeen Woods, a Planned Unit Development of record in Plat Book 9700, Page 589, 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 Lisa A. Horak and husband, Douglas J. Horak by Warranty deed from Zaring Homes, Inc., an Ohio Corporation of record in Instrument No. 20000816-0081301 Register's Office for Davidson County, Tennessee, dated August 04, 2000 and recorded on August 16, 2000.

This is improved property known as: **5304 Cochran Drive, Nashville, Tennessee 37220**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 6th day of January, 2020.

WITNESS MY HAND on this the 6th day of January, 2020

Lisa A. Horak

Douglas J. Horak

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lisa A. Horak and Douglas J. Horak,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 6th day of January, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of January, 2020.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

My Commission Expires:

File No: 190723