Karen Johnson Davidson County
Batch# 349850 DEEDWARR
01/28/2020 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $562.40
20200128-0010148

WARRANTY DEED

VICKI DUTTON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PCSidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1stst Ave. S, Ste. 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Max Enterprise, LLC	Max Enterprise, LLC	034-13-0-062.00
(NAME)	(NAME)	
2604 Nolensville Pike	2604 Nolensville Pike	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37211	
(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 considerations, the receipt of which is hereby acknowledged, I/we Justin Dean Coslow and Sabra Yael Coslow Lacourt, devisees of The Estate of Patricia Ruth Coslow, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Max Enterprise, LLC, hereinafter called the GRANTEE(S), his/her/their 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. 14 on the Plan of Stanley Heights Subdivision, of record in Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Coslow Sr. and wife, Patricia R. Coslow by Warranty Deed from William L. Bradley, dated 06/18/1993, of record in Book 8988, Page 940, Register's Office for Davidson County, Tennessee.

The said William E. Coslow Sr, died on 06/22/2019 leaving the said Patricia R. Coslow the sole surviving tenant by the entirety

The said Patricia R. Coslow died testate on 10/10/2019, devising subject property to Justin Dean Coslow and Sabra Yael Coslow, as evidenced in File No. 19P1919, Probate Court Clerk's Office for Davidson County, Tennessee .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 103 Mayme Court, Madison, TN 37115

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 23rd day of January, 2020.

Sabra Yael Coslow Lacourt

State of Florida
County of Brevard.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sabra Yael Coslow Lacourt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of January, 2020.

Notary Public
My Commission Expires: April 2, 2022.

CINDY QUINONES
MY COMMISSION # GG 202436
EXPIRES: April 2, 2022

Effective the 23rd day of January, 2020.

Justin Dean Coslow

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin Dean Coslow, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of January, 2020.

Notary Public:
My Commission Expires: 2/25/20

VICKI DUTTON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Vicki Dutton, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Vicki Dutton
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Vicki Dutton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Shelby
Notary's Signature

My Commission Expires: _____

