22033
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 349864 DEEDWARR
01/28/2020 12:24:44 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20200128-0010193

WARRANTY DEED

Address New Owner(s):
Geraldine Gurdian et vir
1611 Joann Drive
LaVergne, TN 37086

Send Tax Bills to:
New Owners

Map/Parcel: 08112017800

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 hereby acknowledged, I/we, **Michael Cothern, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Geraldine Gurdian and Juan Hernandez, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lots 298 and 300 in the North Nashville Real Estate Company's plan of lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said lots front 99 feet on Delta Avenue; thence 74.45 feet on the south side of Jane Street; fronts 111.21 feet on Garfield Street and 23.77 feet on the southerly line of Lot 300.

BEING the same property conveyed to Michael Cothern, a married man, by Warranty Deed from Deanna Simpkins, an unmarried woman, dated November 21, 2019, and filed in Instrument No. 20191125-0121506, said Register's Office.

The above property is not the marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; all matters as shown on the recorded plat in Book 21, page 105 and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 829 Jane Street, Nashville, TN 37208

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 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 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/our hand(s) as on the date shown on the Notary forms.

Michael Cothern by: Toni Parsley, Atty-in-Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Toni Parsley**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Michael Cothern, and acknowledged that she executed the same as the free act and deed of the said Michael Cothern, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Michael Cothern and being recorded simultaneously herewith.

Witness my hand and official seal at office, this 17th day of January, 2020.

Notary Public

My Commission Expires:
5/20/20

J. BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires 5/20/2020

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00

Affiant

Subscribed and sworn to before me this 17th day of January, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022