WARRANTY DEED

Karen Johnson Davidson County
Batch# 389731 DEEDWARR
04/22/2020 12:59:45 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20200422-0042323

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

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

NOTARY PUBLIC

My commission expires: 07/06/20

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1075 COCHRAN

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Cochran and John Cochran	Quicken Loans, LLC	
(NAME)	(NAME)	
919 Riverside Dr A	1050 Woodward Ave	083-07-0-216.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Detroit, MI 48226-1906	
(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, **B and H Properties, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie Cochran and John Cochran, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. A on the Plan of Homes at 919 Riverside Drive, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200402-0035259, 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 a portion of the same property conveyed to Joe M. Kpana-Quamoh, unmarried by Warranty deed from Walter W. Ford and wife, Mabel A. Ford and Marie Bennet of record in Book 6484, page 262, Register's Office for Davidson County, Tennessee, dated January 09, 1985 and recorded on January 30, 1985.

Being a portion of the same property conveyed to Music City Financial, LLC by Warranty deed from Karimu Daniel Kpana-Quamoh, Jayleen Snow, and Alexus Snow, Devisees under the will of Joe M. Kpana-Quamoh of record in Instrument No. 20190501-0040375 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 01, 2019.

Being a portion of the same property conveyed to B and H Properties, LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20190521-0048092 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 21, 2019.

DESIGNATED as Tax ID: 083-07-0-216.00

This is
unimproved ☐
improved ☒ property known as 919 Riverside Dr A, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st A... S...th

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 the 17th day of April, 2020.

B and H Properties, LLC

Christopher Bagwell, Member

Jason Hanley, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Bagwell and Jason Hanley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are members of **B and H Properties, LLC**, a Tennessee limited liability company, the makers, that they are authorized by the makers to execute the within instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the makers, for the purposes therein contained. Witness my hand and official seal, this the 17th day of April, 2020.

Notary Public

My Commission Expires:
3/25/2023

