THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426509**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 22nd day of May, 2020. Notary Public My Commission Expires: 2/12/23

Karen Johnson Davidson County
Batch# 411119 DEEDWARR
06/05/2020 03:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20200605-0058245

WILLIAMSON COUNTY KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: David Ross Cohen and JoCarol Marie Cohen 1424 Neelys Bend Road Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 063-00-0-268.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Denise C. Shewmake, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Cohen and JoCarol Cohen, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Final Plat of the Eidson & Barnes Lot Neely's Bend Road, of record in Instrument No. 20110317-0020897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DENISE C. SHEWMAKE, by deed from CAROLE E. BARNES, of record in Instrument No. 20131112-0116959 , dated November 1, 2013 , said Register's Office.

Devin J. Shewmake, Sr. joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 063-00-0-268.00.

This is improved property located at 1424 Neelys Bend Road Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2020.

Denise C. Shewmake

Devin J. Shewmake, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise C. Shewmake, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2020.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Devin J. Shewmake, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therin contained.

Witness my hand, this 22nd day of May, 2020.

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attornedy and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lauren Reynolds
My commission expires: 10/17/21