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

Karen Johnson Davidson County
Batch# 421178 DEEDWARR
06/19/2020 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20200619-0065501

ADDRESS NEW OWNER:
The Mark Oliver & Thyrsie Cahoon
Family Revocable Trust
2341 Alteras Drive
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

MAP/PARCEL 173-09-0A-594.00-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, **Leslie Larson, an unmarried woman, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **The Mark Oliver Cahoon and Thyrsie Marie Cahoon Family Revocable Trust, hereafter called the GRANTEES,** 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. 568 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Leslie Larson, an unmarried woman by Warranty deed from Felicia Karen Colbert, an unmarried woman of record in Instrument No. 20150317-0022611 Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 17, 2015.

This is improved property known as: **2341 Alteras Drive, Nashville, Tennessee 37211.**

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that she is 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,

GRANTOR does further covenant and bind herself, her 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 2nd day of June, 2020.

WITNESS MY HAND on this the 2nd day of June, 2020

Leslie Larson

Leslie Larson

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seals at office this 2nd day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $243,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 200404

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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