WARRANTY DEED

Karen Johnson Davidson County
Batch# 423390 DEEDWARR
06/23/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,414.32
20200623-0067228

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jake Coco and Lily Coco and/or their assigns	SEND TAX BILLS TO: CrossCountry Mortgage, LLC	MAP-PARCEL NUMBERS
(NAME) 1910 Heiman St.	(NAME) 6850 Miller Rd.	08115008800
(ADDRESS) Nashville, TN 37208	(ADDRESS) Brecksville, OH 44141	
(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, **Trinity Palms, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob D. Coco and Lily Coco, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 5 on the Plan of S. A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 1910 Heiman Street, Nashville, TN 37208

Being the same property conveyed to Trinity Palms, LLC by virtue of that certain Warranty Deed dated July 15, 2019, and being of record at Instrument No. 20190718-0070227, in the amount of $187,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Music City Holdings, LLC by virtue of Warranty Deed dated July 8, 2019 at Instrument No. 20190718-0070226, in the amount of $187,500.00 in the said Register's Office.

Being the same property previously conveyed to Your Home Builders, LLC by virtue of Warranty Deed dated April 12, 2019 at Instrument No. 20190422-0036156, in the amount of $200,000.00 in the said Register's Office.

Being the same property previously conveyed to Music City Holdings, LLC by virtue of Warranty Deed dated April 15, 2019 at Instrument No. 20190417-0035516, in the amount of $175,000.00 in the said Register's Office.

Being the same property previously conveyed to Tony Pegues by virtue of Warranty Deed dated April 15, 2019 at Instrument No. 20190417-0035512, in the amount of $140,000.00 in the said Register's Office.

Being the same property previously conveyed to Wanda McLay by virtue of Warranty Deed dated March 2, 2005 at Instrument No. 20050304-0024444, in the amount of $25,750.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 161, Page 132, and Instrument No. 20200604-0057427, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1910 Heiman St. Nashville, TN 37208
(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 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 15th day of June, 2020.

Dagmar Williams

Dagmar Williams, Sole Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dagmar Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Trinity Psalms, LLC the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

WITNESS my hand and official seal at office this this 15th day of June, 2020.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202006230067228