WARRANTY DEED

File #20251

Karen Johnson Davidson County
Batch# 423659 DEEDWARR
06/23/2020 12:30:07 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20200623-0067581

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Blake Cothran	NEW OWNER	150-11-0-063.00
(NAME)	(NAME)	
2032 Delaware DR		
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(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, **Deborah Cabello, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T. Blake Cothran, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 171 on the Plan of Towne Village of the Country, Section II, as of record in 5200, Pages 176 and 177, Register's Office for said County.

Said Lot No. 171 fronts 65 feet on the Westerly margin of Towne Ridge Drive and extends Back 171.92 feet on the Northerly line and 150.83 feet on the Southerly line to a broken line in the rear measuring 74.49 feet thereon.

Being the same property conveyed to Deborah Cabello, a single woman by Warranty deed from Robert Wayne Dunaway and Stacy Ellen Dunaway, husband and wife of record in Instrument No. 20091030-0100135 Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on October 30, 2009

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3333 Towne Ridge Drive, Antioch, TN 37013-1215

(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 19th day of June, 2020.

Deborah Cabello

STATE OF TN

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Deborah Cabello**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of June, 2020.

SANDRA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

Notary Public

My commission expires: _____

My Commission Expires
November 30, 2022

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027