Karen Johnson Davidson County
Batch# 465732 DEEDWARR
08/28/2020 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $817.28
20200828-0097673

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,886.32.

x _____
Affiant

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2020.

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G20-10059

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andy H. Cohen and Leiann W. Cohen (NAME)	New Owner (NAME)	121-47
2561 Pulley Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Margie Ann Waggoner, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andy H. Cohen and Leiann W. Cohen, 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:

A parcel of land in 2519 Pulley Road being the remainder of the Margie Ann Waggoner property situated in the 15th Councilmanic District of Davidson County, TN and recorded in Deed Book 2741 page 175, said Register's Office and described as follows:

Beginning at an iron rod in the easterly margin of Pulley Road, said point being the southwesterly corner of the Margie Ann Waggoner property recorded in Deed Book 2743 page 175, and being the southwest corner of the property herein described thence S 77 deg. 46 E, a distance of 125.2 feet to a point, thence S 2 deg. 12 W a distance of 43.5 feet to a point thence S 87 deg 30'E a distance 0170.35 feet to a point; thence N. 18 deg. 23' E, a distance of 50 feet to a point thence N 60 deg. 13' W, a distance of 210.00 feet thence N 17 Deg. 56 E. a distance of 308.00 feet thence along a curve to the left with a radius of 320 feet a distance of 542.51 fee; thence leaving the Pulley Road S 81 deg. 2757" E, a distance of 392.69 feet to a point; thence S 4 deg. 35' 28' W a distance of 235.00 feet to a point; thence N 77 deg. 45' 16 W, a distance of 393.05 feet to a point in the easterly margin of Pulley Road, thence along the easterly margin of Pulley Road 8 2 deg. 00' 59' W, a distance of 146.31 feet to the point of beginning , according to a Mortgage Loan Inspection prepared by John D. McCormick RLS #624; New Hope Road, Hermitage Tennessee, dated August 13, 1998.

Included in the above description is a 3.0 acre reserved for a soil absorption are for Lot No. 2 "Cecil Waggoner Subdivision" as shown in plat book 6200 page 148, said Register's Office.

Being the same property conveyed to Cecil E. Waggoner and wife, Margie Ann Waggoner by Deed dated March 6, 1958 from Alfred Pulley, recorded March 11, 1958, Book 2741, Page 175, Register's Office for Davidson County, Tennessee. Cecil E. Waggoner having since passed away on May 17, 1993 leaving Margie Ann Waggoner as tenant by entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Outconveyances from Book 5146, Page 205, Book 5216 Page 27, Book 5252 Page 537, Book 5438 Page 190, Book 6072, Page 51, Book 6629 Page 179, Book 9072 Page 478, Book 10682 Page 854 recorded in the official records of the Davidson County Register of Deeds.

2. Anchor Easement of record instrument number 20180423-0037931, recorded in the official records of the Davidson County Register of Deeds.

3. Reservation of 3 acres for a soil absorption for Lot 2 on Plat Book 6200 Page 148. This plat is attached and shows the easement area. Plat in Book 8250 Page 565 voids and vacates the reserve area for Lot 2 on Plat Book 6200 Page 148 as recorded in the official records of the Davidson County Register of Deeds.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2519 Pulley Road, Nashville, TN 37214.

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. Whenever 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/our hand(s) this 27th day of August, 2020.

x Margie Ann Waggoner
Margie Ann Waggoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2020, before me personally appeared Margie Ann Waggoner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2020.

Notary Signature
My commission expires: 3/20/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY