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This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 467135 **DEEDWARR**
08/31/2020 12:31:54 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20200831-0098559

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $445,000

Affiant Signature

Subscribed and sworn to before me on this the 27th Day of August, 2020.

Notary Public

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

My Commission expires 7 / 9 / 22

NAME AND ADDRESS OF PROPERTY OWNER:
Matthew Hope & Joanna Cuchiaro
1403 Roberts Avenue
Nashville, TN 37206
SEND TAX BILLS TO:
Capstar Bank, 2002 Richard Jones Rd #300A, Nashville, TN 37215
MAP AND PARCEL NUMBER: Tax ID #: 08302008700

WARRANTY DEED

20NT02104

Effective the 27th Day of August, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Theresa M. Coggins, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Matthew Howard Hope, an unmarried man & Joanna Marie Cuchiaro, an unmarried woman, as joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being part of Lot No. 1 on the Plan of Sharpe & Horn's Elwood Place of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Roberts Avenue at the Southeast corner of the property conveyed to James T. Deason and wife , et. al, of record in Book 7086, page 113, said Register's Office; thence with Deason's Easterly line, Northerly 170.0 feet, more or less, to an alley; thence with the said alley, Easterly 120.0 feet, more or less, to the Northwest corner of the property conveyed to Jerry N. Smith and wife, of record in Book 7633, page 754, said Register's Office; thence with said Smith's Westerly line, Southerly 170.0 feet, more or less, to the Northerly margin of Roberts Avenue; thence with the same, Westerly 120.0 feet, more or less, to the beginning.

Being the same property conveyed to Theresa M. Coggins, unmarried, by Warranty Deed from Meryl V. Truett and husband, John D. Meyer, dated 05/25/1995 and recorded 05/31/1995 in Book 9685, page 494, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1403 Roberts Avenue, Nashville, TN 37206

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27 day of August 2020

Theresa M Coggins

Theresa M. Coggins

State of }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Theresa M. Coggins**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 27 day of August 2020

Notary Public

My commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY