Karen Johnson Davidson County
Batch# 471077 DEEDWARR
09/08/2020 08:59:52 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20200908-0101627

22350
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Uriel Mojica
1738 Luton Drive
LaVergne, TN 37086

Send Tax Bills to:
New Owner

Map/Parcel: 050 00 0 100.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael Cothern (aka Micahel Cothern), a married man** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Uriel Mojica** , hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land described according to a survey prepared by Bruce Rainey & Associates dated December 23, 1987, as follows:

Beginning at a point in the westerly margin of Interstate 24 N 0 deg. 43 min. 19 sec. E 251.56 feet, N 18 deg. 07 min. 05 sec. E 283.00 feet, N 0 deg. 20 min. 40 sec. E 359.09 feet along said margin from its intersection with the northerly margin of Brick Church Lane; thence N 87 deg. 26 min. 03 sec. W 457.27 feet to a point in the easterly margin of Trail Hollow Road; thence along said margin N 1 deg. 54 min. 25 sec. E 896.70 feet to a point; thence S 86 deg. 26 min. 25 sec. E 345.00 feet to a point in said westerly margin of Interstate 24; thence along said margin S 14 deg. 45 min. 34 sec. E 335.41 feet, S 0 deg. 17 min. 27 sec. W 570.91 feet to the point of beginning and containing 8.79 acres, more or less, (Metro Tax Map 50, Parcel 100).

BEING the same property conveyed to Micahel Cothern by Warranty Deed from Parkwood Estates, a Tennessee Partnership, dated June 29, 2020, and recorded at Instrument No. 20200630-0070423, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; Easements filed in Book 11472, page 960, Book 7064, page 123 and Instrument No. 20190213-0013628; Lease

Agreements filed in Instrument Nos. 20000417-0038269, 20020315-0032688 and 20140124-0006610 and any and all easements, restrictions and zoning regulations which may be applicable.

This is unimproved property known as: 3565 Trail Hollow Lane, Whites Creek , TN 37189

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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/our hand(s) as on the date shown on the Notary forms.

Michael Cothern

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Cothern**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 3/8/22

ALLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 195,000.00

Affiant

Subscribed and sworn to before me this 27th day of August, 2020.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022