STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11 DAY OF SEPTEMBER, 2020

NOTARY PUBLIC

My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20080071

BOX 10-A

Address of New Owner
Joseph Hutchinson and
Ashley Hutchinson
562 Highcrest Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
147-15-0-013.00

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ezra Cohen and Jillian Cohen, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joseph Daniel Hutchinson and Ashley Hutchinson, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Karen Johnson Davidson County
Batch# 476374 **DEEDWARR**
09/16/2020 09:14:09 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20200916-0105546

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Pages 82 through 84, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ezra Cohen and Jillian Cohen, husband and wife, by Warranty Deed from Front Porch Properties, LLC, dated 05/07/2018 and recorded on 05/08/2018 in Instrument No. 20180508-0043946, Register's Office for Davidson County, Tennessee.

This is property generally located:
562 Highcrest Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 2331, Pages 82-84, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 2481, Page 499, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6087, Page 209, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Ezra Cohen and Jillian Cohen** has/have caused this instrument to be executed, this the 11 day of Sept, 2020.

Ezra Cohen

Jillian Cohen

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ezra Cohen and Jillian Cohen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 11 day of Sept, 2020.

My commission Expires: 8/27/22

NOTARY PUBLIC

BRONER MCCOY LEWIS CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC