22397
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 492844 DEEDWARR
10/09/2020 09:26:31 AM 2 pgs
Fees: $13.00 Taxes: $2,689.90
20201009-0117534

WARRANTY DEED

Address New Owner(s):
Sheryl Louis
1311 6th Avenue, North
Nashville, TN 37208

Send Tax Bills to:
New Owner

Map/Parcel: 117150U00400CO

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, **Robert J. Joslin, Jr. and Vicki L. Joslin, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Sheryl Louis**, hereinafter called the Grantee, her 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 Unit No. 4 of Glen Echo Cottages, a Townhouse Planned Unit Development, as shown on Exhibit "B" to and established by the Declaration of record in Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, as amended, reference to which is hereby made for a more complete and detailed description.

BEING the same property conveyed to Robert J. Joslin, Jr. and Vicki L. Joslin by Warranty Deed from Jody L. Beaverson, a single woman, dated January 31, 2020, and recorded in Instrument No. 20200210-0014977, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert J. Joslin, Jr. and Vicki L. Joslin, husband and wife, by Quitclaim Deed from Robert J. Joslin, Jr. and Vicki L. Joslin, filed at Instrument No. 20200409-0037864, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; Plan of record in Instrument No. 20120315-0022355; Declaration of Covenants, Conditions and Restrictions filed in Instrument No. 20120410-0030784 as amended in Instrument No.20140507-0039125; Charter for Glen Echo Cottages Owner's Association, Inc. filed in Instrument No. 20120409-0030000; and any and all easements, restrictions and zoning regulations which may be applicable.

This is unimproved property known as: 1617 Glen Echo Road, Nashville, TN 37215

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.

Robert J. Joslin, Jr.

Vicki L. Joslin

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert J. Joslin, Jr. and Vicki L. Joslin**, 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 5th day of October, 2020.

Notary Public

My Commission Expires:
3/8/22

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

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $727,000.00

Affiant

Subscribed and sworn to before me this 5th day of October, 2020.

Notary Public

My Commission Expires:
3/8/22

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