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

Karen Johnson Davidson County
Batch# 519188 DEEDWARR
11/19/2020 01:41:03 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20201119-0136402

WARRANTY DEED

Address New Owner(s):
Luis A. Segoviano
19 Shepard Street
Nashville, TN 37210

Send Tax Bills to:
new owner

Map/Parcel: 10504014400

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 hereby acknowledged, I/we, **Michael W. Cothern (aka Mike Cothern), a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Luis A. Segoviano**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the west 25 feet of the east 100 feet of Lot No. 28 and the west 25 feet of the east 100 feet of the north 40 feet of Lot No. 30 on the Plan of Trimble's Addition to South Nashville, as of record in Book 57, page 53, Register's Office for said County.

Said part of said lots front 25 feet on the south side of Tennessee Street or Sheperd Place and extend back between parallel lines 90 feet to a 10 foot alley referred to in deeds.

BEING part of the same property conveyed to Mike Cothern by Warranty Deed from Freddie Gleaves, Larry Gleaves and Jacquelyn Gleaves, dated February 29, 2008, and recorded in Instrument No. 20080307-0023214, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to: Taxes for 2021 and subsequent years; all matters shown on plat in Book 57, page 53 and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 19 Shepard Street, Nashville, TN 37210

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 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 GRANTEES, 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Michael W. Cothern

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Michael W. Cothern, the bargainors, 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 12 day of November, 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 $ 389,900.00

Affiant

Subscribed and sworn to before me this 12 day of November, 2020.

Notary Public

My Commission Expires: 3/8/22

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