This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 542849 DEEDWARR
12/28/2020 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20201228-0153647

ADDRESS NEW OWNER:
Nicholas K. Cochran
Randi R. Cochran
3124 Margie Drive
Joelton, TN 37080

SEND TAX BILL TO:
New owner

MAP/PARCEL 015-14-0-075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Michael Dale, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Nicholas K. Cochran and Randi R. Cochran, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of William Hills, Section 2 of record in Plat Book 4460, Page 62, in the 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 Joshua Michael Dale, an unmarried man by Warranty deed from Shawn Murry and Ashley Murry, husband and wife of record in Instrument No. 20200114-0004783 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 14, 2020

This is improved property known as: **3124 Margie Drive, Joelton, Tennessee 37080**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 25 day of November, 2020.

WITNESS MY HAND on this the 24 day of November, 2020

Joshua Michael Dale

STATE OF WISCONSIN
COUNTY OF Milwaukee

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joshua Michael Dale,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 06/02/2022

JACOB NEARY
Notary Public
State of Wisconsin

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $279,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of November, 2020.

NOTARY PUBLIC

My Commission Expires:

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

File No: 201117

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212