Karen Johnson Davidson County
Batch# 560617 DEEDWARR
01/26/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20210126-0011018

WARRANTY DEED

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Brenda Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Charles Arthur Cohn	Charles Arthur Cohn	072-11-2I-001.00 CO
(NAME)	(NAME) United Wholesale Mtg	
2146 Burns Street	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety-Nine Thousand And No/100 Dollars ($499,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **P & P DEVELOPMENT, LLC., A TENNESSEE LIMITED LIABILITY COMPANY AND COLE MORGAN, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES ARTHUR COHN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. A on the plan of 2146 Burns Street Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2146 Burns Street Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200227-0021899, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to P&P DEVELOPMENT, LLC AND COLE MORGAN, by deed from MARILYN YOUNG, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WYNONA HARDING, of record as Instrument No. 20191204-0125053, dated November 27, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2146 Burns Street, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 land 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 our hands this 21st day of January, 2021.

P & P Development, LLC., a Tennessee Limited Liability Company

BY: _____ Attorney IN Fact
Paul M. Ziady, President, by Paul Riggan, his Attorney-in-Fact

_____ Attorney IN Fact
Cole Morgan, by Paul Riggan, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Riggan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Paul M. Ziady, President of P&P Development LLC., a Tennessee Limited Liability Company, and that he is authorized by Paul M. Ziady to execute this instrument on his behalf.

WITNESS my hand, at office, this 21st day of January, 2021.

_____
Notary Public

My Commission Expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Riggan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cole Morgan and that he is authorized by Cole Morgan to execute this instrument on their behalf.

WITNESS my hand, at office, this 21st day of January, 2021.

_____
Notary Public

My Commission Expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Deborah Rand, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, 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: _____

