This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2021010001

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 562450 DEEDWARR
01/27/2021 10:44:56 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20210127-0012020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $670,000.00

Sworn to and subscribed before me this 26th day of January, 2021.

Affiant

Notary Public

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner:
Jordan Kyle Cocklin
905 S. Lane Court
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map-Parcel Number:
171-08-0A-057.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Neiger and Carol Neiger husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jordan Cocklin and Kelsey Mays Cocklin, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Subdivision Plat of Cottonport Plantation, Phase III of record in Plat Book 6900, Page 951, 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 David Neiger and wife Carol Neiger by Warranty deed from Kiyotoshi Murata and Eriko Murata, husband and wife of record in Instrument No. 20120227-0016866 Register's Office for Davidson County, Tennessee, dated February 15, 2012 and recorded on February 27, 2012.

This is improved property known as **905 S. Lane Court, Brentwood, TN 37027.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 26th day of January, 2021.

David Neiger

Carol Neiger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, David Neiger and Carol Neiger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~29th~~ 26th day of January, 2021.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023