Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 563718 DEEDWARR
01/29/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20210129-0013006

39-B
File #21-1009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allison S. Cohen, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keaten Holley, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 59 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison S. Cohen, unmarried by Warranty deed from Clark Halfman and Judith Halfman, husband and wife of record in Instrument No. 20190603-0052471 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on June 03, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2111 Traemoor Village Court, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Keaton Holley 2111 Traemoor Village Court Nashville, TN 37209	New Owner C/O FirstBank 722 Columbia Ave Franklin, TN 37064	114-07-0A-059.00-CO

WITNESS THE EXECUTION HEREOF this 26th day of January, 2021.

Allison S. Cohen

Allison S. Cohen

State of Texas
County of Fort Bend

On this 26th day of January, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allison S. Cohen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-13-22

KAVITA BHATT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-13-22
Notary ID # 12822859-5

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 339,000.00.**

Nicolette Cole
Affiant

Sworn and subscribed before me on this the 27th day of January, 2021.

Notary Public

My Commission Expires: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2023

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023