22593
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 582494 DEEDWARR
03/03/2021 09:21:13 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20210303-0027169

WARRANTY DEED

Address New Owner(s):
Kennda Watkins
1733 21st Avenue, North
Nashville, TN 37208

Send Tax Bills to:
New Owner

Map/Parcel: 08112000400

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael W. Cothern and wife, Donna Cothern**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Kennda Watkins**, hereinafter called the Grantee, his 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 the southerly half of Lot No. 307 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 307 fronts 25 feet on the easterly side of Arthur, formerly Wetmore, Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Michael W. Cothern and wife, Donna Cothern by Warranty Deed from Virginia Belcher VanLeer, a single person, dated May 4, 1995, and recorded on May 5, 1995, in Book 9665, page 645, said Register's Office.

THIS conveyance is subject to: Taxes for 2021 and subsequent years and all other easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 1706 Arthur Avenue, Nashville, TN 37208

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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

Donna Cothern

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Cothern and Donna Cothern, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of March, 2021.

My Commission Expires: Notary Public

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 $165,000.00

Affiant

Subscribed and sworn to before me this 1st day of March, 2021

My Commission Expires: Notary Public

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