Karen Johnson Davidson County
Batch# 594256 DEEDWARR
03/17/2021 03:09:42 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210317-0035557

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $165,000.00 Affiant Subscribed and sworn to before me This 26 day of February 2021. Notary Public My Commission Expires:

TRENT NORTH NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2021

Address New Owners as:	Tax Bill To:	Map / Parcel
James Coogan 5669 Cloverland Drive Brentwood TN 37027	New Owner	172020a00100co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Boulders Subdivision, LLC, A Tennessee Limited Liability Company** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **James Coogan,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, Being Lot Number 1 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to The Boulders Subdivision, LLC, by Warranty Deed from Jesse Dykema in Instrument Number 20210317-0035556 **said Register's Office for Davidson County, Tennessee.**

This is improved property known as 5824 Woodland Hills Drive, Nashville, TN 37211.

This is the same legal description as on the previous deed.

This conveyance is subject to the following:

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Easement as of record in Book 6489, Page 537, Book 7950, Page 227, Book 7950, page 227, Instrument No. 19991222-030625, Instrument No. 19991222-0306126, Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946, said Register's Office.
3. Covenants as of record in Instrument No. 20180920-0093374 and Instrument No. 20190701-0063431, said Register's Office.
4. Deed of Conveyance of record in Book 5691, Page 548, said Register's Office.
5. Subject to all matters as disclosed on plat of record in Instrument no. 20170918-0095179, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this ___ day of February 2021.

The Boulders Subdivision, LLC

Steve Willis, Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Steve Willis,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the manager of **The Boulders Subdivision LLC, a Tennessee Limited Liability Company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purpose therein contained as manager.

Witness my hand and seal, at Nashville, Tennessee, this 26 day of February 2021.

Notary Public

My Commission Expires: 05/03/2021

