4039

WARRANTY DEED

Karen Johnson Davidson County
Batch# 599682 DEEDWARR
03/25/2021 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20210325-0039125

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHANNON PHILSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY
Susan Jackson, Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 21-CD-184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bryn M Launer and Henri A Leveque, IV	Evansville Teachers Federal Credit Union	09107040300
(NAME) 4808A Michigan Ave	(NAME) 4401 Theaten Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Evansville, IN 47715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Five Thousand And No/100 Dollars ($545,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICAH JOEL COST AND KYLE COST, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRYN M LAUNER, UNMARRIED, AND HENRI A LEVEQUE, IV, UMARRIED, AS TENANTS IN COMMON WITHOUT RIGHT OF SURVIVORSHIP, 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 the Davidson County, Tennessee, being Lot No. 715 of Block 108 on the No. 1 Plan of West Nashville of record in Plat Book 57, page 74 and 75, 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 Micah Joel Cost and Kyle Cost, husband and wife, by Warranty Deed, from Alicia N. Hudson, an unmarried woman, dated September 6, 2019, recorded September 9, 2019, of record in Instrument No. 20190909-0090475, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Alicia N. Hudson, unmarried, by Warranty Deed, from

Eugene Nelson, unmarried, dated October 22, 2015, recorded October 27, 2015, of record in Instrument No. 20151027-0109418, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4808A Michigan Avenue, Nashville, TN 37209
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 19th day of March, 2021.

Micah Joel Cost by Gayle Cost Attorney in Fact

Micah Joel Cost by Gayle Cost Attorney in Fact

Kyle Cost by Gayle Cost Attorney in Fact

Kyle Cost by Gayle Cost Attorney in Fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of March, 2021 before me personally appeared Gayle Cost, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Micah Joel Cost and Kyle Cost, and acknowledged that she executed the same as the free act and deed of said Micah Joel Cost and Kyle Cost.

Witness my hand, at office, this 19th day of March, 2021.

Susan L Jackson

Notary Public

My Commission Expires:_____

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Signature

My Commission Expires: January 10, 2023