Karen Johnson Davidson County
Batch# 604776 DEEDWARR
04/01/2021 09:58:08 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210401-0042948

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

5489 **WARRANTY DEED**

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF March, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carla Josephson-Cope | Gardner Financial | |
| (NAME) | (NAME) | 135120D15500CO |
| 1155 Nashboro Blvd | 3503 Pleasanton Pkwy | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37217 | San Antonio, TX 78231 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jennie L. Hollander, Trustee of the Jennie L. Hollander Living Trust, dated October 12, 2020**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carla Josephson-Cope, a single woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being UNIT No. 155 on the Plan of FAIRWAY VILLAS, NASHBORO VILLAGE, Tract 16, as of record in Instrument No. 20030623-0086235 and re-recorded in Instrument No. 20040105-0001208 and amended in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Jennie L. Hollander, Trustee of the Jennie L. Hollander Living Trust, dated October 12, 2020, by virtue of that certain Quit Claim Deed dated October 12, 2020, and being of record at Instrument No. 20201019-0121578, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.**

**Being the same property previously conveyed to Jennie L. Hollander by virtue of Warranty Deed dated August 14, 2015 at Instrument No. 20150817-0082699 in the said Register's Office.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at** Instrument No. 20030623-0086235, 20040105-0001208 and 20040303-0024241, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20030623-008623, 20040105-0001208 and 20040303-0024241, Subject to By-Laws of record in Instrument No. 20050701-0076406, Charter recorded at Instrument No. 20051025-0128824, Subject to Old Master Deed of record in Book 4827, Page 14, Book 5469, Page 840 and Book 7751, Page 901, Design Standards for Nashboro Village Tract 16 of record in Instrument No. 20020510-0058083, Right-of-Way fo record in Book 4460, Page 149-151 and Book 4860, Page 73, Agreement of record in Instrument No. 20020827-0103640 **, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 1155 Nashboro Blvd. Nashville, TN 37217
unimproved

(House Number) (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.

Witness my hand this 29 day of March, 2021.

**The Jennie L. Hollander Living Trust, dated October 12, 2020**

Jennie L. Hollander, Trustee

**Jennie L. Hollander, Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennie L. Hollander, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of The Jennie L. Hollander Living Trust, dated October 12, 2020 and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 29 day of March, 2021.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021