THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35998-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,350,000.00. Anita K Cochran Affiant Subscribed and sworn to before me this 1st day of April, 2021. Notary Public My Commission Expires 3/6/24

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
C. Carter Ruml, Trustee 4436 Tyne Boulevard Nashville, TN 37215	The Edlyn Residential Trust 4436 Tyne Blvd Nashville, TN 37215	Map and Parcel No.: 13010007900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anita K. Cochran, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C. Carter Ruml, Trustee of The Edlyn Residential Trust under Agreement dated February 3, 2021,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4436 Tyne Boulevard, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 605919 DEEDWARR
04/05/2021 09:53:33 AM 3 pgs
Fees: $18.00 Taxes: $12,395.00
20210405-0043677

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of April, 2021.

Anita K. Cochran

Anita K. Cochran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anita K. Cochran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2021.

Notary Public

My Commission Expires: 3/6/21

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Cochran Subdivision, of record in Instrument No. 20011113-0124417, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William S. Cochran and wife, Anita K. Cochran, by Trustee's Warranty Deed dated March 26, 1975, from First American National Bank of Nashville, Trustee, of record in Book 4899, page 402, Register's Office for Davidson County, Tennessee. William S. Cochran conveyed his interest in subject property to Anita K. Cochran by quitclaim deed dated November 22, 2011, of record in Instrument No. 20111123-0091624, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 13010007900.
2. Belle Meade City taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No.: 13010007900.
3. All matters appearing on the Plan of record as Instrument No. 20011113-0124417, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 547, page 152, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer of record in Book 5787, page 428, Register's Office for Davidson County, Tennessee.
6. Easement for water tap of record in Book 775, pages 148 and 152, Register's Office for Davidson County, Tennessee.