g-CO-124

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me this 7th day of April, 2021.

Notary Public
My commission expires: _____

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

Karen Johnson Davidson County
Batch# 610003 DEEDWARR
04/08/2021 10:10:19 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00

20210408-0046730

Address of New Owner:	Send Tax Bills to:	Tax Information
Newkirk Developments, LLC 5261 E. Farm Rd 2 Fair Grove, MO 65648	Same as new owner	106-05-0A-029-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **David Cosgrove, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Newkirk Developments, LLC, a Limited Liability Company,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 29 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions, and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to David Cosgrove, an unmarried man, by deed from R&B Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180502-0041615, Register's Office for Davidson County, Tennessee, and dated April 26, 2018.

DC

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Sanitary Sewers and/or Storm Drainage, Water Mains of record in Instrument No. 20151013-0104081 Register's Office for Davidson County, Tennessee.

2. Declaration to close street of record in Book 1515 Page 444 Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities of record in Instrument No. 20150922-0096385 and 20151209-0124005 Register's Office for Davidson County, Tennessee.

4. Grant of Easement of record in Instrument No. 20160613-0059353 Register's Office for Davidson County, Tennessee.

5. Restrictive covenants of record in Book 1518 Page 568, Book 1553 Page 435, Instrument No. 20151204-0122320, corrected in Instrument No. 20151207-0123161, 20151211-0124902, and 20160201-0009720 Register's Office for Davidson County, Tennessee.

6. Charter of record in Instrument No. 20160308-0022219 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 114 Walden Village Court, Nashville, TN 37210

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5th day of April, 2021.

David Cosgrove

STATE OF ALABAMA
COUNTY OF CULLMAN

On this 5th day of April, 2021, before me personally appeared David Cosgrove, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2021.

Kathy R. Hice

Notary Signature
My commission expires:

KATHY HICE
My Commission Expires
April 30, 2023

KATHY R HICE NOTARY PUBLIC STATE OF ALABAMA