This instrument was prepared by:	**Gary D. Copas**, Attorney at Law P.O. Box 190137 Nashville, Tennessee 37219

CONNIE L. ALLEN,

Grantor

TO

TAMMY RUTH COTHRAN,

Grantee

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Tammy Cothran
Affiant

Subscribed and sworn to before me on this 16 day of April, 2021.

Notary Public

My commission expires: 7-5-2021

GARY D. COPAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name and Address of Property Owners:	Name and Address of Persons Responsible For Real Property Taxes:	Metropolitan – Assessor Parcel Identification No.:
Tammy Ruth Cothran	**The Farmers Bank**	**060-01-0**
435 Ewing Drive	**P.O. Box 10**	**049.00**
Nashville, TN 37207	**Portland, TN 37148**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Connie L. Allen**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tammy Ruth Cothran**, hereinafter called the Grantee, her heirs and assigns, a certain tract of land together with all improvements and fixtures attached thereto in Davidson County, Tennessee, described as follows:

Karen Johnson Davidson County
Batch# 623461 DEEDWARR
04/27/2021 01:26:20 PM 4 pgs
Fees: $23.00 Taxes: $573.50

20210427-0056087

BEING Lot No. 5 on the Plan of Aldrich Heights, Section II, as of record in Book 2133, Page 128, Register's Office for said County. Said Lot No. 5 fronts 100 feet of the north side of Ewing Lane and runs back between lines measuring 284.33 feet on the west line and 235.29 feet on the east line, to a dead line in the rear, measuring 135 feet thereon.

SOURCE OF TITLE AND INTEREST:

BEING the same property conveyed to Lawrence Thomas Lee and wife, Hazel Crawford Lee by deed from Walter Dink Aldridge and wife, Helen G. Aldridge, dated November 15, 1966, of record in Deed Book 4077, Page 712, Register's Office for Davidson County, Tennessee.

By final decree filed on November 2, 1974 in the 4th Circuit Court for Davidson County, Tennessee in Minute Book 92B, Page 665, said property was vested in Lawrence Thomas Lee and Hazel Ernestine Crawford Lee as tenants in common.

BEING the same property conveyed from the Estate of Lawrence T. Lee, as a tenant in common with Hazel Lee, to Betty Lee by Executrix's Deed, dated February 3, 2000, of record in Deed Book 808, Page 239, Register's Office for Davidson County, Tennessee (Instrument Number **20000207-0012361**), thereby vesting said property in Hazel Ernestine Crawford Lee And Betty Lee as tenants in common.

BEING the same property thereafter conveyed by Bradley J. Waller, Trustee of the Bankruptcy Estate of Betty L. Lee (the said Betty Lee), in the U.S. Bankruptcy Court for the Northern District of Illinois, to Hazel E. Lee (the said Hazel Ernestine Crawford Lee) by Trustee's Deed, dated May 4,2011, recorded May 9, 2011, as Instrument Number **2011-0509-0035584**, being the last deed of record in said Register's Office, thereby vesting fee simple title to said property in Hazel E. Lee; said Trustee's Deed being thereafter corrected by Scrivener's Affidavit due to clerical error, recorded on June 23, 2011, under Instrument Number **20110623-0048280** in said Register's Office.

The said Hazel E. Lee (being the same person as the said Hazel Crawford Lee and the said Hazel Ernestine Crawford Lee and also known as Hazel Ernestine Lee) died testate on November 18, 2016; and devised all her property, real and personal, to her daughter, Connie L. Allen, by the Last Will and Testament of Hazel Ernestine Lee, admitted to probate on January 31, 2017 in the Chancery Court of Cheatham County, Tennessee; a certified copy of said Will being registered in the Register's Office of Davidson County,

Tennessee on November 25, 2020 as Instrument No. 20201125-0138163, thereby vesting by devise fee simple title to the hereinabove described property in the said Connie L. Allen.

[The hereinabove legal description is the same legal description as in the deeds recorded in Instrument Nos. **20000207-0012361, 2011-0509-0035584** and **20110623-0048280** in the Register's Office of Davidson County, Tennessee.]

This conveyance is made subject to:

1. 2021 taxes, which have been prorated and assumed by Grantee.

2. Matters shown on the Plan of record in Book 2133, Page 128, Register's Office for said County.

[This is improved property known as **435 Ewing Drive, Nashville, Tennessee 37207**.]

TO HAVE AND TO HOLD said tract of land, with the appurtenances, fixtures, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that 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 otherwise herein set out. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this deed was executed by the undersigned on the 16 day of April, 2021.

Connie L Allen

CONNIE L. ALLEN, Grantor

CERTIFICATE OF ACKNOWLEDGMENT

State of Tennessee

County of Davidson

Personally appeared before me, GARY D. COPAS, the undersigned Notary Public in and of this County aforesaid, **Connie L. Allen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of April, 2021.

Notary Public

My commission expires:

7-5-2021

GARY D. COPAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.