Karen Johnson Davidson County
Batch# 632091 DEEDWARR
05/10/2021 11:12:02 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20210510-0062343

22670
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Geraldine Gurdian
Juan Hernandez
1611 Joann Drive
LaVergne, TN 37086

Send Tax Bills to:
New Owner

Map/Parcel: 08110007200

FOR AND IN 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/we, **Michael W. Cothern, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Geraldine Gurdian and Juan Hernandez, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Michael W. Cothern by Quitclaim Deed from Marion R. Barnhill, unmarried, dated August 5, 2009, and filed in Instrument No. 20090818-0077727, Register's Office for Davidson County, Tennessee.

The above described property has never been a marital residence for the Grantor.

This conveyance is subject to: Taxes for 2021 and subsequent years; all matters shown on plat filed at Book 421, page 188, and any and all restrictions, easements and zoning regulations which may be applicable.

This is unimproved property known as: 2527 Delk Avenue, Nashville, TN 37208

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 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 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/our hand(s) as on the date shown on the Notary forms.

Michael W. Cothern

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Cothern, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of May, 2021.

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $175,000.00

Affiant

Sworn to and subscribed before me, this 23rd day of April, 2021.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

EXHIBIT "A" **GF#: 22670**

Legal Description

LAND in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of Georgia Industrial Realty Company's Property of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, and described according to the deeds of record as follows:

Beginning in the southerly margin of Delk Avenue at the northeast corner of Lot No. 20 on the Plan of Normal Heights of record in Book 2331, page 21, said Register's Office; thence with the southerly margin of said Avenue, South 82 deg. 07 min. East 35 feet to the westerly margin of an alley, being the easterly line of Lot No. 23; thence South 8 deg. 35 min. East 170 feet, more or less, to a point, said point being the northeast corner of the Vantrease property of record in Book 3066, page 157, Register's Office for Davidson County, Tennessee; thence along Vantrease's northerly boundary, South 84 deg. 19 min. West 35 feet, more or less, to the southeast corner of Lot No. 20 on the plan of Normal Heights; thence along the easterly margin of Lot No. 20, North 7 deg. 53 min. West 170 feet, more or less, to the point of beginning.