WARRANTY DEED

Karen Johnson Davidson County
Batch# 642518 DEEDWARR
05/24/2021 09:22:43 AM 2 pgs
Fees: $13.00 Taxes: $614.20

20210524-0069805

COGDILL-H21132

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF May, 2021.

(Affix Seal) Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

My Commission Expires: 6/19/2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brandon Cogdill	Ascend Federal Credit Union	**150.05-0-178.00**
2825 Desplane Drive	P.O. Box 1210	
Nashville, TN 37127	Tullahoma, TN 37388	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBERT COGDILL AND WIFE, TRACY L. COGDILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRANDON COGDILL, UNMARRIED hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 756, on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tracey L. Cogdill, married by deed from John T. Holland and wife, Patricia A. Holland of record in Book 11548, Page 344, recorded on 06/29/1999, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as **2825 Desplane Drive, Nashville, Tennessee 37127** .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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) this 20th day of May 2021:

Robert Cogdill

Tracy L. Cogdill

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Hannah, a Notary Public in and for said County and State, the within named ROBERT COGDILL AND TRACY COGDILL, the bargainor(s), 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 Sumner Co., TN, this 20th day of May, 2021.

Notary Public

My Commission Expires: 6/19/2023

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023