When recorded, return to:
Cohen and Cohen Attorneys at Law
4908 Charlotte Pike
Nashville, TN 37209
File Number: _____

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-11862-RL-s

Karen Johnson Davidson County
Batch# 643107 **DEEDWARR**
05/24/2021 11:58:29 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20210524-0069996

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$490,000.00~~ $0.

Affiant

COUNTY OF DAVIDSON
LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC

Subscribed and sworn to before me, this the 21st day of May, 2021.

Notary Public
My Commission Expires: 5/2/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tien Ngoc Tran 1046 Louisville Hwy. Goodlettsville, TN 37072	Tien Ngoc Tran 867 Summerly Drive Nashville, TN 37209	102 12 0 008.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Joyce M. Cole, an unmarried woman and Janice E. Cole, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Tien Ngoc Tran, a single man, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Horton Heights, Section 5, of record in Book 1835, Page 130, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southwesterly margin of Summerly Drive at the corner of Lots Nos. 118 and 119; thence with said Drive, Northwestwardly 93.9 feet; thence South 37 deg. 35' West 148.5 feet; thence South 19 deg. 44' West 150 feet; thence South 67 deg. 21' East 80 feet to the corner of Lots Nos. 118 and 119; thence with the line between said two lots, Northeastwardly 276.5 feet to the beginning.

Being the same property conveyed to Janice E. Cole, unmarried, a one-half undivided interest, subject to joint right of survivorship, by Quitclaim Deed from Joyce M. Cole, unmarried, of record in Instrument No. 20201208-0142425, in the Register's Office of Davidson County, Tennessee, dated November 19, 2020 and recorded on December 08, 2020.

Being the same property conveyed to Joyce M. Cole, unmarried, a one-half undivided interest, subject to joint right of survivorship, by Quitclaim Deed from Clyde M. Cole, unmarried, of record in Instrument No. 20181030-0107393, in the Register's Office of Davidson County, Tennessee, dated October 29, 2018 and recorded on October 30, 2018. The said Clyde M. Cole having since died on November 4, 2020, leaving Joyce M. Cole as surviving tenant in common.

Being the same property conveyed to Clyde M. Cole and wife, Dorothy M. Cole, by Warranty Deed from J. C. Adams and wife, Marion Frances Adams, of record in Book 4442, Page 106, in the Register's Office of Davidson County, Tennessee, dated August 28, 1970 and recorded on August 31, 1970. The said Dorothy M. Cole having since died on December 17, 2007, leaving Clyde M. Cole as surviving Tenant by the Entirety.

This is improved property located at: **863 Summerly Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2021.

GRANTOR:

Joyce M. Cole

Janice E. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joyce M. Cole and Janice E. Cole, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22