THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535126** Karen Johnson Davidson County Batch# 657124 **DEEDWARR** 06/15/2021 03:04:04 PM 2 pgs Fees: $13.00 Taxes: $2,290.30 20210615-0080796	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $619,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2021. Notary Public My Commission Expires:

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Jennifer K. Barut and Ugur Barut 6120 Deerbrook Drive Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Cross Country mortgage 6850 Miller Road Brecksville, OH 44141	Tax Information: Tax Parcel ID No. 155 16 0A 127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew D. Cooley and Kara B. Cooley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer K. Barut and Ugur Barut, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Traceside, Section Four, of record in Book 9700, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew D. Cooley and Kara B. Cooley, husband and wife, by Warranty Deed from Robert Thomas Homlar and Kelly Homlar, husband and wife, dated August 6, 2012 and recorded on August 8, 2012, of record in Instrument No. 20120808-0070809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 9700, page 125, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493; Book 9677, page 675; and, Book 9668, page 899, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Articles of Incorporation of Traceside Homeowner's Association, Inc., of record in Book 9668, page 894, said Register's Office.

This is improved property located at 6120 Deerbrook Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of June, 2021.

Matthew D. Cooley

Kara B. Cooley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew D. Cooley and Kara B. Cooley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2021.

Notary Public

My Commission Expires:

