THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535210

Karen Johnson Davidson County
Batch# 658704 **DEEDWARR**
06/17/2021 10:11:54 AM 2 pgs
Fees: $13.00 Taxes: $1,687.20

20210617-0081853

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $456,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2021.

Notary Public
My Commission Expires: 7/1/23

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly Cohane 1923B 14th Avenue North Nashville TN 37208	~~New Owner~~ Bancorp South Bank 2778 West Jackson St. Tupelo, MS 38801	Tax Parcel ID No. 081 07 2G 002.00

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, **Joshua Bryan Smith, an unmarried man, and Justin Ray Hicks, an unmarried man**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Cohane, a single woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 14th Avenue North Homeowners' Association, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 14th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20180118-0005093, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joshua Bryan Smith, an unmarried man, and Justin Ray Hicks, an unmarried man, by Warranty Deed from Ridgemont Homes, of record in Instrument No. 20190312-0022693, in the Register's Office of Davidson County, Tennessee, dated March 11, 2019 and recorded on March 12, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W S Settles Subdivision of Lot No. 7 Woodard Plan, as recorded in Plat Book 57, Page(s) 132. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180118-0005093.

This is improved property located at 1923B 14th Avenue North Nashville TN 37208

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.

Joshua Bryan Smith

Justin Ray Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Bryan Smith and Justin Ray Hicks, 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: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022