WARRANTY DEED

Karen Johnson Davidson County
Batch# 685275 DEEDWARR
07/28/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20210728-0101675

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-9-2024
(AFFIX SEAL)

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0512

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donald H. Helton and Cathey L. Helton	New Owner	Map: 110020B01100CO
(NAME) 5014 Harbor Reserve Cove	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($510,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN RANDOLPH COZART AND ELLEN CHRISTIAN COZART, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONALD H. HELTON AND CATHEY L. HELTON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit A of Lot 20, on the Plan of The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710, and amended in Instrument 20180323-0027343, to reference plat and shown on amendment of record in Instrument 20180809-0078795, and amending Plat of record in Instrument 20180223-0017267,Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to John Randolph Cozart and Ellen Christian Cozart, husband and wife, by deed from Frank Batson Homes, Inc., of record in Instrument Number 20190429-0038889, dated April 26, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20180223-0017267, said Register's Office; (3) Easement & Maintenance Agreement for Sewage Pumps, Services Lines, Ingress & Egress & Appurtenances of record in Instrument No. 20180817-0081519, said Register's Office; (4) Reservations in Deed of record in Book 2965, Page 588, said Register's Office; (5) Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20160823-0088147, said Register's Office; (6) Easement & Maintenance Agreement for Sewage Pumps, Services Lines, Ingress & Egress to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 201801128-0116041, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20171004-0101710, amended in Instrument No. 20180323-0027343, and Instrument No. 20180809-0078795, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5014 Harbor Reserve Cove, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 19th day of July, 2021.

John Randolph Cozart

Ellen Christian Cozart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Randolph Cozart and Ellen Christian Cozart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of July, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

Tracey Trumphour
Affiant
Date: July 20 2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 20th day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY