22797
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 691772 DEEDWARR
08/06/2021 09:22:47 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20210806-0105977

# WARRANTY DEED

**Address New Owner(s):**
Juan Carlos Segoviano Juarez
7087 Old Hickory Blvd.
Whites Creek, TN 37189

**Send Tax Bills to:**
New Owner

Map/Parcel: 01400004613

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael Cothern and wife, Donna Cothern** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Juan Carlos Segoviano Juarez,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.**

**BEING the same property conveyed to Michael Cothern and wife, Donna Cothern by Warranty Deed from Janice Lawson and Debra Ann Chadwell, Co-Executors of the Estate of James H. Foutch, dated May 14, 2018, and filed at Instrument No. 20180516-0046673, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to: Taxes for 2021 and subsequent years and any easements, restrictions and zoning regulations which may be applicable.**

This is improved property known as: 7181 Bidwell Road, Joelton, TN 37080

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Michael Cothern

Donna Cothern

Michael Cothern

Donna Cothern

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Cothern and Donna Cothern , the within named bargainors, 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 seal at Nashville, TN, this the 4th day of August, 2021.

My Commission Expires: Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $382,000.00

Affiant

Subscribed and sworn to before me this 4th day of August, 2021.

My Commission Expires: Notary Public

**EXHIBIT "A"** **GF#: 22797**

**Legal Description**

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Bone and E. Medlin, Surveyors, April 12, 19634, as follows:

Beginning at a point on the westerly margin of Bidwell Road North 2 deg. 30 min. East 1900 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, North 2 deg. 30 min. East 150 feet; thence North 87 deg. 30 min. West 790.96 feet; thence South 2 deg. 29 min. West 150 feet; thence South 87 deg. 30 min. East 790.91 feet to the beginning, containing 2.72 acres, more or less.

INCLUDED in the above description, but hereby EXCLUDED from this conveyance is that portion of property conveyed to the State of Tennessee in judgment recorded in Book 4539, page 787 in said Register's Office, as follows:
BEING Lot# 12 on the unrecorded plan of H. T. Hays Subdivision as of April 12, 1963.

Beginning at a point in the west margin of Bidwell Road, said point being Oliver J. Waller's southeast corner; thence with said margin, South 6 deg. 43 min. West 60 feet; thence westwardly 15 feet; thence North 6 deg. 53 min. East 60 feet to Waller's South boundary; thence with said boundary, eastwardly 15 feet to the point of beginning and containing 900 square feet and being a part of the same property vested in James H. Foutch and wife, Barbara J. Foutch by deed from Mary Elizabeth Ulrich, as widow, of record in Book 4436, page 204, Register's Office for Davidson County, Tennessee.

The above described property is hereby condemned in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby condemned. However, the condemnee will have right of access to Bidwell Road across the above described property as shown on the plan.

BEING the same property conveyed to the Grantor(s) by deed of even date being recorded at Instrument No. _____, Register's Office for Davidson County, Tennessee.