Karen Johnson Davidson County
Batch# 693415 **DEEDWARR**
08/09/2021 12:39:36 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210809-0106981

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$335,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF **AUGUST, 2021.**

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE NASHVILLE HUMANE ASSOCIATION	**SAME**	**103-02-0-007.00**
(NAME) **213 OCEOLA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, HOLLY HENSON COTTON, F/K/A HOLLY E. HENSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **THE NASHVILLE HUMANE ASSOCIATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 part of Lot No. 7 as shown on the map entitled C. C. Vernon Farm, of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 7 fronts 50 feet on the westerly side of Oceola Avenue and runs back 200 feet on the northerly lot line and 198 feet on the southerly lot line to a line in the rear which measures 39.2 feet thereon.

Being the same property conveyed to HOLLY E. HENSON, A SINGLE PERSON, by deed from ALAN M. CLARK AND WIFE, MELODY K. CLARK, of record in Book 10364, Page 810, dated February 28, 1997, said Register's Office.

David P. Cotton joins in this conveyance to convey any right, title, and interest he may have in said property, marital or otherwise.

This conveyance is subject to matters shown on the Plan of record in Plat Book 161, Page 164; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **209 OCEOLA AVENUE, NASHVILLE, TN 37209**
(House Number) (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 6th day of August, 2021.

HOLLY HENSON COTTON

DAVID P. COTTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Holly Henson Cotton and David P. Cotton, wife and husband,** the 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 official seal at office this 6th day of August, 2021.

My Commission Expires: **May 2, 2022**

Notary Public

