THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736320** Karen Johnson Davidson County Batch# 697479 DEEDWARR 08/13/2021 02:56:30 PM 3 pgs Fees: $18.00 Taxes: $2,886.00 20210813-0109816	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2021. Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner: Martha Cole McGrew 1006 Villa Place Nashville TN 37212	Send Tax Bills To: Same as new owner	Tax Information: Tax Parcel ID No. 105 01 0 130.00

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, **Robert L. Cousins and Jane Wachtmeister Cousins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martha Cole McGrew, an unmarried woman**, ("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. 1 on the Plan of Section Eighty Three, Edgehill Estates, of record in Book 4715 page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert L. Cousins and Jane Wachtmeister Cousins, husband and wife, by Warranty Deed from Gregory D. Hollis and Rebecca M. Hollis, husband and wife, of record in Instrument No. 20140718-0064131, in the Register's Office of Davidson County, Tennessee, dated July 18, 2014 and recorded on July 18, 2014.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Eighty Three Edgehill Estates, as recorded in Plat Book 4715, Page(s) 150.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220 Page 723 and Book 6236 Page 263.

This is improved property located at 1006 Villa Place Nashville TN 37212

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 12th day of August, 2021.

Robert L. Cousins

Jane Wachtmeister Cousins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L. Cousins and Jane Wachtmeister Cousins, 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 12th day of August, 2021.

Notary Public
My Commission Expires: _____

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the 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 **August 12, 2021**.

Date

Affiant Signature

August 12, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **12th** day of **August**, 20**21**.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON