Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4SBBMR211909

This instrument was prepared by and
~~Please record and return to:~~
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 702893 DEEDWARR
08/23/2021 12:16:03 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20210823-0113598

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARA L. POLE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW TAYLOR COHEN, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 312 ON THE PLAN OF BURCHWOOD GARDENS SECTION III, OF RECORD IN BOOK 2900, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SARA L. POLE, UNMARRIED, BY WARRANTY DEED FROM JUAN PEDROZA TEIEDA AND WIFE, MARIA J. PEDROZA, DATED DECEMBER 8, 2004, OF RECORD IN INSTRUMENT NO.20041220-0151259, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1909 PINEHURST DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 22 day of July, 2021.

SARA L. POLE

STATE OF California
COUNTY OF Merced

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SARA L. POLE**, 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.

DONE at offices in Spelling (City), Ca TN, on this the 22 day of July, 2021.

Phylena M. Herrin
NOTARY PUBLIC
My commission expires: Mar 5, 2022

PHYLENA M. HERRIN
Notary Public - California
Merced County
Commission # 2233284
My Comm. Expires Mar 5, 2022

STATE OF California
COUNTY OF Merced

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

Affiant

Subscribed and sworn to before me, this the 22 day of July, 2021.

Phylena M. Herrin
NOTARY PUBLIC
My commission expires: Mar 5 2022

PHYLENA M. HERRIN
Notary Public - California
Merced County
Commission # 2233284
My Comm. Expires Mar 5, 2022

Address New Owner(s) as follows:
DREW TAYLOR COHEN
1909 PINEHURST DRIVE
NASHVILLE, TN 37216

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 072120/184.00