WARRANTY DEED

RETURN TO:
NKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 712953 DEEDWARR
09/10/2021 01:27:32 PM 2 pgs
Fees: $13.00 Taxes: $1,875.90

20210910-0121649

STATE OF Colorado
COUNTY OF El Paso

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00.

Amanda Cozart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2021

Tiffany L. Moraes
Notary Public TIFFANY L. MORAES

MY COMMISSION EXPIRES: 09-03-24
(AFFIX SEAL)

TIFFANY L MORAES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204030792
MY COMMISSION EXPIRES SEP 3, 2024

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,

File No.: HTF21-081812

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lillian Smith	Lillian R. Smith	
(NAME)	(NAME)	
4010 Nevada Avenue	4010 Nevada Avenue	091-16-0-334.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS ($507,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMANDA COZART, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILLIAN SMITH, A SINGLE PERSON** 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:

Certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning on the Northerly margin of Nevada Avenue, formerly Third Avenue, at the corner of Lot Nos. 32 and 33; thence with the Northerly margin of said Avenue, Westwardly 40 feet to the Southeast corner of the property conveyed to Bonnie M. Stinson Sullivan by deed from Earl J. Harrison, et al of record in Book 1368, Page 128, Register's Office for said County; thence with the Easterly line of said Sullivan property Northwardly 150 feet, more or less, to the Southerly margin of an alley; thence with said alley, Eastwardly 37.4 feet to the corner of Lot Nos. 32 and 33; thence with the line between said two lots, Southwardly 150 feet to the beginning.

Being the same property conveyed to Amanda Cozart, a single woman by Warranty deed from Michael

David Bell, married of record in Instrument No. 20091210-0112769 Register's Office for Davidson County, Tennessee, dated December 01, 2009 and recorded on December 10, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 4010 Nevada Avenue, Nashville, TN 37209
(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 my/our hand(s) this the 8th day of September, 2021

Amanda Cozart
Amanda Cozart

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Amanda Cozart, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of September, 2021.

Tiffany L. Moraes
Notary Public TIFFANY L. MORAES

My Commission Expires: 09-03-24

(SEAL)

TIFFANY L MORAES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204030792
MY COMMISSION EXPIRES SEP 3, 2024