Karen Johnson Davidson County
Batch# 715487 DEEDWARR
09/14/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210914-0123150

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Linda G Cowan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Cedric L. Davis and Linda G. Cowan	SEND TAX BILLS TO: Cedric L. Davis and Linda G. Cowan	MAP-PARCEL NUMBERS
(NAME) 1340 Bellshire Terrace Drive	(NAME) 1340 Bellshire Terrace Drive	04115012800
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Reboot Realestate LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cedric L. Davis, an unmarried man, and Linda G. Cowan, an unmarried woman,** 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:

Being Lot No. 20-B, Zone Lot Division, Lots 15 and 18-22, Bellshire Terrace(erroneously referred to as Terrance in Deed), Section ONe, Phase Two, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Reboot RealEstate, LLC, by virtue of that certain Quit Claim Deed dated December 1, 2020, and being of record at Instrument No. 20201209-0143535, in the amount of S.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Angela M. Reed, unmarried by virtue of Warranty Deed dated July 31, 2000 at Instrument No. 20000810-0079434, in the amount of $59900.00 in the said Register's Office.

Grantor warrants that the above described property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Bok 6250, Page 179-180 and Plat Book 6900, Page 274, Deed Restrictions recorded at Book 6479, Page 764 and Book 6741, Page 991, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 1340 Bellshire Terrace Dr. Nashville, TN 37207 (unimproved)
(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 my hand this 8th day of September, 2021.

Reboot RealEstate, LLC

By:Leneiva Head, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Leneiva Head, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Reboot RealEstate, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as an Authorized Agent.

WITNESS my hand and official seal at office this 8th day of September, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, HOLLY A MASON, 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 September 8th, 2021.

Affiant Signature

9/8/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of September, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY