Karen Johnson Davidson County
Batch# 726066 DEEDWARR
09/29/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,544.77
20210929-0130646

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13408 DS

39-B
File #21-1578

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald Cohen, married man, Joshua Fitch, unmarried man, and Anthony Cohen, unmarried man, tenants in common with right of survivorship** as hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roben Carter and Tim Carter**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the North 1/2 Lot No. 145, on the Plan of North Nashville Real Estate, of record in Plat Book 21, Page 105, Register's Office for Davidson County. Said part of said Lot No. 145 fronts 25 feet on the Easterly side of 6th Ave., North, and runs back between lines 182 feet 6 inches on the North line and 182 feet 3 inches more or less, on the South line, to an alley on which it measures 25 feet.

Being the same property conveyed to Anthony Cohen (incorrectly conveyed as Antony Cohen), Gerald Cohen and Joshua Fitch, all tenants in common with right of survivorship by Quitclaim deed from Anthony Cohen of record in Instrument No. 20191018-0107149 Register's Office for Davidson County, Tennessee, dated October 16, 2019 and recorded on October 18, 2019. The subject property has never been the residence of the Grantor's or the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1618 B 6th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Roben Carter	New Owner	**081-08-0-500.00**
1618 B 6th Avenue North		
Nashville, TN 37208		

WITNESS THE EXECUTION HEREOF this 24 day of September, 2021.

Gerald Cohen

Joshua Fitch

State of New York
County of New York

On this 24th day of September, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gerald Cohen and Joshua Fitch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2/21/23

JAIME A. ROJAS
Commissioner of Deeds, City of New York
No. 4-6410
Certificate Filed in New York County
Commission Expires 2/21/23

Anthony Cohen by Gerald Cohen, attorney in fact

Anthony Cohen by Gerald Cohen, Attorney in Fact

On this the 24th day of September, 2021 before me personally appeared Gerald Cohen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anthony Cohen, acknowledged that such person executed the same as the free act and deed of Anthony Cohen.

Notary Public

My Commission Expires: 2/21/23

JAIME A. ROJAS
Commissioner of Deeds, City of New York
No. 4-6410
Certificate Filed in New York County
Commission Expires 2/21/23

State of New York
County of New York

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 687,777.00.**

Affiant

Sworn and subscribed before me on this the 24th day of September, 2021.

Notary Public

My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 9/24/2021.

Kirsten Virden
Affiant Signature

9/24/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of September, 20____..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

