Karen Johnson Davidson County
Batch# 735381 DEEDWARR
10/13/2021 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20211013-0137366

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937459**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,120,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2021. Notary Public My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2022

WARRANTY DEED

Address New Owner: Aaron H. Cohen and Kayla M. Cohen 1702 Kingsbury Drive Nashville TN 37215	Send Tax Bills To: SWBC MORTGAGE CORP 9311 SAN PEDRO AVE, STE 100 SAN ANTONIO, TX 78216	Tax Information: Tax Parcel ID No. 158 12 0 013.00

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, **Jason Powell and Amy Powell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron H. Cohen and Kayla M. Cohen, husband and wife**, ("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(s) 535, as shown on the map entitled Resubdivision of Lots 535 and 536, Hillsboro Park, Section 13, of record in Instrument No. 20050617-0069608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Powell and Amy Powell, husband and wife, by Warranty Deed from Kenneth C. Cheeseman and Catherine B. Cheeseman, Husband and Wife, of record in Instrument No. 20170613-0059121, in the Register's Office of Davidson County, Tennessee, dated June 08, 2017 and recorded on June 13, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 535 and 536, Hillsboro Park, Section 13, as recorded in Plat Instrument No. 20050617-0069608.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section 13, as recorded in Plat Book 4175, Page(s) 20.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and Addendum recorded in Book 4207, Page 397 and Book 4242, Page 811.

This is improved property located at 1702 Kingsbury Drive Nashville TN 37215

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 6th day of October, 2021.

Jason Powell

Amy Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Powell and Amy Powell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2021.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

NATHAN L.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON
My Commission
December 8,

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/11/2021 (date ~~of document~~).

Affiant Signature

October 11th, 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of October 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025