Karen Johnson Davidson County
Batch# 740579 DEEDWARR
10/21/2021 11:30:16 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20211021-0141362

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $390,000.00.

Affiant

Subscribed and sworn before me this the 20th day of October, 2021.

Notary Public
My commission expires: 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blake Cothran 2032 Delaware Drive Nolensville, TN 37135	New Owner	10613007900

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY A. HOUSTON, A MARRIED PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY BLAKE COTHRAN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 9 on the Map of Glenrose Park Subdivision, as of record in Book 974, page 98, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the Southerly side of Vivelle Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy A. Houston from D. Alan Mingledorff and wife, Emily Mingledorff by Warranty Deed dated June 27, 2007 of record in Instrument No. 20070712-0083060, Register's Office of Davidson County, Tennessee. Connie Houston, spouse of Timothy A. Houston, is joining in this conveyance to convey any and all marital interest she may have in the said property.

Being also known as 306 Vivelle Ave., Nashville, TN 37210.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 306 Vivelle Ave, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 20th day of October, 2021.

Timothy A. Houston

Connie Houston

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy A. Houston and Connie Houston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY