5 Star Title

Karen Johnson Davidson County
Batch# 760551 DEEDWARR
11/24/2021 12:10:01 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20211124-0156136

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15 day of November, 2021 by and between Cobell Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Bethany Moncel, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Suite 2, on the plat of the Horizontal Property Regime of Inglewood Professonal Park, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Inglewood Professional Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190529-0050927, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Cobell Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Charlton Alan Woosley and Allyson B. Woosley, dated February 18, 2004, recorded March 2, 2004, of record in Instrument No. 20040302-0023212, Register's Office for Davidson County, Tennessee.

Also being part of same property conveyed to Cobell Properties, LLC by Quitclaim Deed from Power Chiropractic Inc.dated March 21, 2002, recorded March 27, 2002, of record in Instrument No. 20020327-0036997, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Power Chiropractic Inc, by Warranty Deed from Powers Family Chiropractic Center, Inc. dated April 19, 2001, recorded April 23, 2001, of record in Instrument No. 20010423-0040035, Register's Office for Davidson County, Tennessee.

This is partially improved property known as: 4117 Gallatin, Unit 105, Nashville, TN 37216

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Cobell Properties, LLC, a Tennessee limited liability company

By: _____
Myles Crawford, Sole Member

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Myles Crawford** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **Cobell Properties, LLC**, the within named bargainor, a limited liability company, and that he as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Sole Member**.

Witness my hand and seal, at office in Franklin, this the 15 day of November, 2021.

_____
Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Bethany Moncel
713 S. 15th St.
Nashville, TN 37206

Send Tax Statements to:
713 S. 15th St.
Nashville, TN 37206

Map & Parcel: 061-11-0B-002.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $389,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of November, 2021.

Notary Public

My Commission Expires: 2/20/2023

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
21-1-585