Karen Johnson Davidson County
Batch# 763387 DEEDWARR
11/30/2021 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20211130-0158008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY ~~OF DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18th~~ 23rd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Y-PR-21-1012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Conor Butler	**JFQ Lending**	
(NAME) **1012 Mulberry Way**	(NAME) **7720 N Dobson Rd.**	**050-03-0B-007.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Scottsdale, AZ 85256**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COGGINS RECOVERY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONOR BUTLER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Mulberry Downs, Phase 1 of record in Plat Book 6900, Page 940, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Coggins, an unmarried man, and Gary Coggins, a married man, as tenants in common with right of survivorship by Warranty deed from Charles Vern Moore, unmarried of record in Instrument No. 20170725-0074992 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

Being the same property conveyed to Coggins Recovery LLC, a Tennessee limited liability company by Quitclaim deed from Justin Coggins, an unmarried man and Gary Coggins, a married man as tenants in common with right of survivorship of record in Instrument No. 20200710-0075380 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 10, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 7900, Pages 84 through 88, inclusive, and Boundary Plat in Book 6900, Page 940, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8053, Page 316, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9892, Page 939, in the Register's Office for Davidson County, Tennessee.
- Charter of Mulberry Downs Homeowner's Association of record in Book 8164, Page 37, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Mulberry Downs Homeowner's Association of record in Book 8175, Page 137, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 8059, Page 371, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1012 Mulberry Way, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF NOVEMBER, 2021.

Coggins Recovery, LLC

BY:_____
Justin Coggins
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN COGGINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of COGGINS RECOVERY, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/18/2021 (date of document).

Jennifer Russell
Affiant Signature

11/23/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

