Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

FILE #: W-VRE-21-509

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215927B

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is ~~$330,000.00~~ which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

$335,000.00

Affiant

Sworn to and subscribed before me this 30th day of November, 2021.

Notary Public
My Commission Expires: 07/09/24

Karen Johnson Davidson County
Batch# 767609 DEEDWARR
12/03/2021 03:26:02 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20211203-0160987

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INDENTURE, made this 30th day of November, 2021, among:

ANDREW COLE AND TIFFANY COLE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

AARON BURNETT, AN UNMARRIED MAN AND VICTORIA GRACE BENITONE, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Cloverhill, Section No. IV of record in Plat Book 2133, Page 62, 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 Kristen N. Cole, married by Warranty deed from Gary Holland, Co-Executor and Barry L. Holland, Co-Executor for the Estate of Mary R. Holland of record in Instrument No. 20090724-0069837 Register's Office for Davidson County, Tennessee, dated July 22, 2009 and recorded on July 24, 2009.

Being the same property conveyed to Andrew Cole by Quitclaim deed from Kristen N. Cole of record in Instrument No. 20150708-0065983 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 08, 2015.

Being also known as 509 Cottonwood Dr Nashville, Tennessee 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Andrew Cole

Tiffany Cole

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Andrew Cole and Tiffany Cole, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Aaron Burnett
Address: 509 Cottonwood Dr
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 096-06-0-221.00