35234-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 771459 DEEDWARR
12/10/2021 09:37:59 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20211210-0163886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: Sept. 8 2025
(AFFIX SEAL)

JESSICA D. PUCKETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam R. Cochran and Cammon Cochran 6308 Banbury Station Brentwood, TN 37027	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	Tax Map: Parcel ID: 172090A013.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael Victor Lofrumento and Michelle Janet Chrest, as co-trustees of The LoFrumento-Chrest Living Trust U/A dated January 09, 2019**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Adam R. Cochran and Cammon Cochran, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Banbury Crossing, Third Revision, Section One, of record in Book 9700, Pages 536 and 537, 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 Michael V. LoFrumento, unmarried and Michelle Chrest, unmarried as joint tenants with the right of survivorship by Warranty Deed from Thomas A. Druffel and wife, Margaret Boyle Druffel, dated 04/18/2007 and recorded 04/26/2007, of record in Instrument 200704260049756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Victor Lofrumento and Michelle Janet Chrest, as co-trustees of The Lofrumento-Chrest Living Trust, U/A dated January 09, 2019 by Quit claim Deed from Michael V. Lofrumento and Michelle Chrest, previously unmarried, who are now husband and wife, dated 01/09/2019 and recorded 01/23/2019, of record in Instrument 201901230006408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 6308 Banbury Station, Brentwood, TN 37027

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 12th day of November, 2021.

Michael Victor Lofrumento and Michelle Janet Chrest,
as co-trustees of The LoFrumento-Chrest Living Trust
U/A dated January 09, 2019

BY: _____, as co-Trustee
Michael Victor Lofrumento
Co-Trustee

BY: Michelle Janet Chrest
Michelle Janet Chrest
Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Victor Lofrumento and Michelle Janet Chrest, as co-trustees of The LoFrumento-Chrest Living Trust U/A dated January 09, 2019 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of November, 2021.

_____
Notary Public

My Commission Expires: 10/11/25

(SEAL)

