Karen Johnson Davidson County
Batch# 783668 DEEDWARR
01/04/2022 10:43:47 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220104-0001092

35371-9

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public
My commission expires: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc., 2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Coggins Recovery, LLC	New Owner	**041-11-0-02300**
3709 Springwater Dr.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nothing to See Here Ma, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Coggins Recovery, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A 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. 337, on the plan of Bellshire Estates, Section "A", of record in Plat Book 2331, pages 115 and 116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nothing to See Here Ma, LLC, a Tennessee limited liability company by Warranty Deed dated 11/20/2018, from Jason D. Keefe and wife, Michelle L. Keefe, of record in Instrument No. 20181121-0114463, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The Plan of record in Plat Book 2331, Page 115 & 116, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2. Articles of Organization of Nothing to See Here Ma, LLC, dated 7/2/2018, of record in Instrument No. 20180702-006408, said Register's Office.
3. Charter of Coggins Recovery, LLC of record in Instrument No 20170706-0067662, said Register's Office.
4. General or special taxes and assessments are a lien not yet due and payable for tax year 2022 and subsequent years. Taxes for 2021 have been paid and prorated between parties at closing.

This is improved property, known as **4016 Sussex Drive, Nashville, TN 37207.**

Return to:
[illegible] Title and Escrow, LLC
[illegible]

SHD 214016

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 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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(s) this **29th** day of **December, 2021.**

Nothing to See Here Ma, LLC,
a Tennessee limited liability company

By: _____
Name: William R. Hostettler, Sr.
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William R. Hostettler, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Nothing to See Here Ma, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Member for the said limited liability company

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **December, 2021.**

_____
Notary Public
My Commission Expires: 5-18-24

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY