Karen Johnson Davidson County
Batch# 794253 DEEDWARR
01/24/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220124-0008437

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Guadalupe Ochoa Lagunas 709 South 12th Street Nashville, Tennessee 37206	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	072-04-0-345.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sherry Hesson, Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019,** has this day bargained and sold, and does hereby transfer and convey unto the said **Guadalupe Ochoa Lagunas, A Married Woman,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Map of Resubdivision Lots 4 and 5 of the Inglewood Golf Club Subdivision, of record in Book 4885, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CARL F. COTTEN AND WIFE, SHIRLEY J. COTTEN, by deed from HERMAN T. COBB, SR. AND WIFE, LOU EDNA COBB, of record in Book 5304, page 664, dated June 28, 1978, said Register's Office. The said Carl F. Cotten having since died on or about October 25, 2015, leaving Shirley J. Cotten the surviving tenant by the entirety. Being further conveyed to SHERRY HESSON, TRUSTEE OF THE REVOCABLE TRUST OF SHIRLEY J. COTTEN, DATED MAY 6, 2019, by quitclaim deed from SHIRLEY J. COTTEN, WIDOW, of record in Instrument No. 20190507-0042639, dated May 6, 2019, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$355,000.00**.
Subscribed and sworn to before me
this 11TH day of January, 2022.
My Commission Expires:

Affiant

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

This is improved property located at 1510 Shelton Avenue, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 10 day of January, 2022.

Sherry Hesson Trustee

SHERRY HESSON, Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared the within named, **Sherry Hesson,** with whom I am personally acquainted (or proved her identity to me), in her capacity as **Trustee of the Revocable Trust of Shirley J. Cotten, dated May 6, 2019,** the bargainor, and acknowledged that she, with full authority so to do on behalf of the Trust, executed the foregoing for the purposes therein contained by signing on behalf of the Trust as Trustee.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 12/3/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/14/2022 ____ (date of document).

Affiant Signature

01/14/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of January, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025