ıren Johnson Davidson County
Batch# 801588 DEEDWARR
02/08/2022 08:31:58 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20220208-0014157

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.
Jose B. Merchan 3725 Hilltop Lane Nashville, Tennessee 37216	Same	061-14-0-148.00

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 **Jose B. Merchan, unmarried man,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 124, as shown on the map entitled E. B. Craig's-Subdivision of the Crownover Property, of record in Plat Book 894, page 640, 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 from SAMUEL R. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C, of record Book 5973, Page 667, dated December 2, 1982, said Register's Office. CARL F. COTTEN having since died leaving SHIRLEY J. COTTEN as surviving tenant by the entirety.

Further being the same property conveyed to SHERRY HESSON, TRUSTEE OF THE REVOCABLE TRUST OF SHIRLEY J. COTTEN, DATED MAY 6, 2019, by deed from SHIRLEY J. COTTEN (WIDOW), of record in Instrument No. 20190507-0042642, 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 **$325,000.00**.
Subscribed and sworn to before me
this 4 day of February, 2022.
My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Affiant

Notary Public

This is improved property located at 3725 Hilltop Lane, 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, his (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, his (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 3 day of February, 2022.

x 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 3 day of February, 2022.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/03/2024