Karen Johnson Davidson County
Batch# 818127 DEEDWARR
03/09/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20220309-0026978

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gary S. Cohen & Elizabeth M. Cohen
122 Spring Valley Road
Nashville, TN 37214

SEND TAX BILL TO:
Mortgage Investors Group, LLC
8320 East Walker Springs Lane, Ste. 200
Knoxville, TN 37923

MAP/PARCEL 095-04-0-196.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carla E. Cannon, a married woman, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Gary S. Cohen and Elizabeth M. Cohen, _____, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land situated and lying in Davidson County, Tennessee, being more particularly described as follows:

Being the northerly 110 feet of Lot No.39 on the Map of Bluefields, as shown of record in Book 843, Page 16, Register's Office for Davidson County Tennessee and being further described as follows:

Said part of Lot No. 39 fronts 110 feet on the westerly side of Spring Valley Road amd runs back between lines, 286 feet on the northerly line and 270 feet, more or less on the southerly line to a dead line on which it measures 110 feet.

Being the same property conveyed to J. Carl Cannon and wife, Carla E. Cannon by Warranty deed from Kent Brummett and wife, Angela Brummett Juliao and Keith Gannon and wife, Starlena Bright Gannon of record in Instrument No. 20080604-0057265 Register's Office for Davidson County, Tennessee, dated May 28, 2008 and recorded on June 04, 2008.

J. Carl Cannon and Carla E. Cannon remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of J. Carl Cannon; therefore Carla E. Cannon was the surviving tenant by the entirety to property herein.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **122 Spring Valley Road, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 25th day of February, 2022.

WITNESS MY HAND on this the 25th day of February, 2022.

Carla E. Cannon

Carla E. Cannon

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Carla E. Cannon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of February, 2022.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 05-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $569,000.00

AFFIANT

Subscribed and sworn to before me this the 25th day of February, 2022.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 05-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 220023

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 February 28, 2022

Affiant Signature

Date: 2/28/2022

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 28 day of February, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024