Karen Johnson Davidson County
Batch# 834544 DEEDWARR
04/05/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220405-0039142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ (D) Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/2023.

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

MST 2022-0337

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad M. Cochrane	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	160-14-0B-161.00
(NAME)	(NAME)	
5865 Brentwood Trace	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marsha Annette Moore, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad M. Cochrane, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment of land in Davidson County, Tennessee, being Unit No. 5865 on the Plan of Brentwood Trace Condominiums, of record in Book 5200, Page 219, Revised in Book 5200, Page 230 and Book 5200, Page 261, in the 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 Douglas C. Basilius by Warranty Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 9059, Page 348, Register's Office for Davidson County, Tennessee, dated August 23, 1993 and recorded on August 25, 1993.

Being the same property conveyed to Marsha Annette Moore by Quitclaim deed from Douglas C. Basilius of record in Instrument No. 20210726-0099836 Register's Office for Davidson County, Tennessee, dated June 23, 2021 and recorded on July 26, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 219, revised in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5524, Page 424, as amended in Book 5537, Page 988 and Book 5868, Page 70, in the Register's Office for Davidson

County, Tennessee. Easement for Ingress and Egress of record in Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5865 Brentwood Trace, Nashville, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th DAY OF March, 2022.

Marsha Annette Moore

Marsha Annette Moore

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marsha Annette Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of March, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/28/2022.

D. Shayne Adair

3/29/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 29 day of March, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026