Karen Johnson Davidson County
Batch# 836400 DEEDWARR
04/08/2022 09:50:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20220408-0041022

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00

Affiant

Subscribed and sworn to before me this 1st day of April, 2022.

Notary Public
My commission expires: 12-18-23

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua D. Cough	Evansville Teachers Federal Credit Union	160-16-0B-128-00
217 Watauga Place	4401 Theater Dr.	
Brentwood, TN 37027	Evansville, IN 47715	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Todd F. Somers, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Joshua D. Cough, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 68 on the Plat of Brentwood Chase Revision One, Section Two, of record in Book 9700 Pages 945-948, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Todd F. Somers by Quitclaim Deed from William F. Somers and Carol L. Somers, each owning an undivided fifty percent (50%) interest of record in Instrument No. 20061229-0160898, Register's Office for Davidson County, Tennessee, and dated December 28, 2006.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20030829-0126085 in the official records of the Davidson County Register of Deeds.

2. All matters appearing on the plan of Brentwood Chase of record in Plat Book 9700 Pages 945-948 Register's Office for Davidson County, Tennessee.

3. Subject to Stormwater Detention Agreement of record in Book 11115 Page 281 and Book 11115 Page 286 Register's Office for Davidson County, Tennessee.

4. Charter of Brentwood Chase Community Association of record in Instrument No. 20000524-0051842 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 217 Watauga Place, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of April, 2022.

Todd F. Somers

Diana Somers by [signature] her attorney in fact

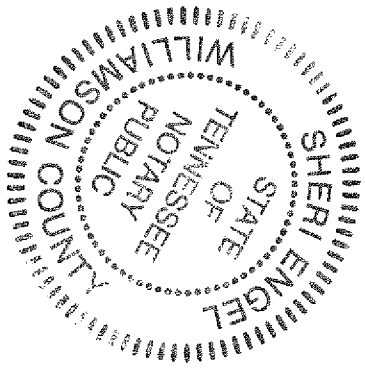
Diana Somers, by Todd F. Somers, Her Attorney-In-Fact, who joins in this conveyance for the sole Purpose of waiving any marital interest she may Have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2022, before me personally appeared Todd F Somers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2022.

[signature]
Notary Signature
My commission expires: 12-18-23

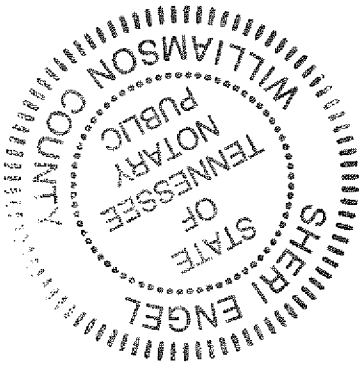


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18 day of April, 2022, before me personally appeared Todd F. Somers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Diana Somers acknowledged that such person executed the same as the free act and deed of Diana Somers.

Sheri Engel
Notary Public

My Commission expires 12-18-23



202204080041022

I, Sheri Engel, 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 this 1st day of April, 2022

Sheri Engel

Dated 4/1/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of April, 2022

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

