Karen Johnson Davidson County
Batch# 845866 DEEDWARR
04/26/2022 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220426-0048012

Name and Address of New Owner:
Joseph K. Cochran
4808 Sunlight Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 134-13-168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Linda Reed, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph K. Cochran, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 231, on the plan of Kenilworth Estates, Section 4, as shown on plat of record in Book 3300, Page 34, 35, and 36, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Linda Reed by Quitclaim Deed from Ricardo Morales dated January 17th 2022 and recorded February 2nd 2022 of record in Instrument No. 20220202-0011949, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4808 Sunlight Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of April, 2022.

Linda Reed by Mary Reed Trinidad, attorney-in-fact (SEAL)
Linda Reed by Mary Reed Trinidad,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, before me personally appeared Mary Reed Trinidad, 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 Linda Reed pursuant to a Specific Power of Attorney dated April 15, 2022 and filed of record in Instrument No. 202204260048011, in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of ~~Mary~~ Linda Reed, as her attorney in fact.

Witness my hand and seal this 18th day of April, 2022.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$380,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of April, 2022.

Notary Signature
My commission expires:

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

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 04/19/2022 ____ (date of document).

Affiant Signature

04/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 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