WARRANTY DEED

Karen Johnson Davidson County
Batch# 873901 **DEEDWARR**
06/17/2022 03:43:25 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20220617-0069969

W-BMR-22-521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie S. Cochran and Melissa Cochran	**NEW OWNER**	
(NAME)	(NAME)	**092-10-0-299.00**
6435 S 74th E Ave		
(ADDRESS)	(ADDRESS)	
Tulsa, OK 74133		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTIN J. COLGAN AND SUSAN J. COLGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE S. COCHRAN, A MARRIED WOMAN, AND MELISSA COCHRAN, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 19 on Block B, on the Map of M. B. and M. S. Pilcher's Addition, of record in Book 57, Page 91, Register's Office for said County as follows:

Beginning at a point in the East margin of 27th Avenue North at the corner of Lots No. 19 and 20: thence with the line between said lots, Easterly 170 feet to an alley; thence with the margin of the same, Southerly 10 feet to a point; thence Westerly 40 feet to a point; thence Southerly 40 feet to a point in the line between lots 18 and 19: thence with the line between said lots Westerly 130 feet to the East margin of 27th Avenue North, thence with the margin of the same, Northerly 50 feet to the beginning, being all of Lot No. 19, except the Southeast 40 feet by 40 feet.

Being the same property conveyed to Martin J. Colgan and Susan J. Colgan, husband and wife by Warranty Deed from Deborah Hubbert, single and Tony Stringfellow, single of record in Instrument No. 20220225-0021886 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on March 25, 2022.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **521 27th Ave N, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF JUNE, 2022.

Martin J. Colgan by John Gleaves Attorney in Fact
Martin J. Colgan by John Gleaves
Attorney in Fact

Susan J. Colgan by John Gleaves Attorney in Fact
Susan J. Colgan by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARTIN J. COLGAN AND SUSAN J. COLGAN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTIN J. COLGAN AND SUSAN J. COLGAN.

Witness my hand and official seal, this the 10th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212