Karen Johnson Davidson County
Batch# 879685 DEEDWARR
06/28/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220628-0074635

WARRANTY DEED

MOLLY LANDMESSER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 06, 2025
COUNTY OF DAVIDSON

File No. AT-22-2623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew David Cook	New Owner	
(NAME)	(NAME)	
1311 Rosedale Avenue		071-16-0-074.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I/we, **Benjamin B. Coleman and Lwam A. Tecleab, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew David Cook, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the South 65 feet of the West 100 feet of Lot No. 4 on the Map of Williams & Hays Co. E. Belle View Plan of record in Book 332, page 51, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 65 feet on the Easterly side of Rosedale Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Benjamin B. Cleman, unmarried and Lwam A. Tecleab, unmarried, as Tenants in common with right of survivorship by Warranty deed from Matthew Ollis, married of record in Instrument No. 20180504-0042674 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on May 04, 2018.

This is property more commonly known as 1311 Rosedale Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 16th day of June, 2022.

Benjamin B. Coleman by Ryan Lux, attorney in fact
Benjamin B. Coleman by Ryan Lux, Attorney-In-Fact

Lwam A. Tecleab by Ryan Lux, attorney in fact
Lwam A. Tecleab by Ryan Lux, 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, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Benjamin B. Coleman, and that this instrument was executed on behalf of the said Benjamin B. Coleman for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ___202206280074634___, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 16th day of June, 2022.

Jill Neely
NOTARY PUBLIC

My Commission Expires: 01-06-2025



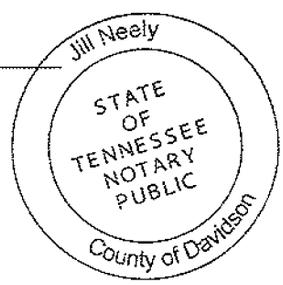
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Lwam A. Tecleab, and that this instrument was executed on behalf of the said Lwam A. Tecleab for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ___202206280074634__, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 16th day of June, 2022.

Jill Neely
NOTARY PUBLIC

My Commission Expires: 01-06-2025



Certificate of Authenticity

I, Joshua A. Terry, 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 6/14/2022.

Affiant Signature

6/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/27/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON