Karen Johnson Davidson County
Batch# 890583 DEEDWARR
07/18/2022 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20220718-0082197

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2925

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Sharon A Muller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of July, 2022

Karen Howard
Notary Public

Commission Expires: 3-3-2025

KAREN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
HR Properties of Tennessee 4219 Hillsboro Pike Ste 330 Nashville, TN 37215	NEW OWNER	116 09 0 023.00

WARRANTY DEED

FOR AND IN 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,

Charles K. Cosner, Jr., a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HR Properties of Tennessee, a Tennessee general partnership

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:

Being lot no. 330 on the plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's office for said county. Said lot no. 330 fronts 175 feet on the southerly side of Olive Branch Drive and extends back between parallel lines 190 feet to a dead line.

BEING the same property conveyed by Joseph L. Edwards and wife, Vonnell Edwards, to Charles K. Cosner and wife, Margaret C. Cosner, by Warranty Deed recorded August 13, 1963 as Book 3612, Page 557. Margaret C. Cosner died on or about March 19, 1991, thereby vesting title in Charles K. Cosner by reason of their tenancy by the entirety. Charles K. Cosner, aka Charles K. Cosner, Sr. died on or about March 26, 1999, Reference is made to Probate File 99P772 in the Clerk's Office for Probate Court, Davidson County, Tennessee. Reference further being made to the Affidavit of Heirship for Charles K. Cosner, Sr., naming Charles K. Cosner Jr. as the sole heir of Charles K. Cosner, Sr., deceased, recorded July 31, 2007, as Instrument No. 20070731-0090552 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 217 Olive Branch Road, Nashville, TN 37205.

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 so 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.

Dated this the 15th day of July, 2022.

Charles K. Cosner, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2022, before me personally appeared Charles K. Cosner, Jr., 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 15th day of July, 2022.

Notary Signature
My commission expires: 9/6/2026

SUSAN HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

True Copy Certification

I, Wesley D. Turner, 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 July 15, 2022.

Affiant Signature

Date: July 15, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th of July, 2022

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

