WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

Karen Johnson Davidson County
Batch# 906794 DEEDWARR
08/23/2022 02:29:59 PM 2 pgs
Fees: $13.00 Taxes: $6,752.50

20220823-0095273

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5046-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John C. Eason, Jr. and Meredith L Eason	NEW OWNER	13101017300
(NAME)	(NAME)	
3500 Colewood Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Eight Hundred Twenty-Five Thousand And No/100 Dollars ($1,825,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN COCHRAN AND WIFE, LUCY COCHRAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN C. EASON, JR. AND MEREDITH L EASON, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 20, Plan of Russwood Heights (partition) of record in Doc. No. 20130306-0022368, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Subject Property was formerly known as Unit 2 of Russwood Heights Condominium established under Master Deed of record in Doc. No.

20030821-0121348, said Register's Office. Deed Waiving Condominium Regime for Russwood Heights Condominiums of record in Doc. No. 20130305-0021934, said Register's Office.

Being the same property conveyed to John Cochran and Lucy Cochran, husband and wife by Warranty deed from Scott Brown and Mary Brown, husband and wife of record in Instrument No. 20190610-0055030 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3500 Colewood Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 22nd day of August, 2022.

John Cochran

Lucy Cochran

State of GA

County of Muscogee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Cochran and Lucy Cochran, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand this 22nd day of August, 2022.

Notary Public

My Commission Expires: 10-24-24

JENNIFER F. VALADI NOTARY PUBLIC MUSCOGEE COUNTY EXPIRES GEORGIA 10/24/2024