Karen Johnson Davidson County
Batch# 945156 DEEDWARR
11/28/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20221128-0124615

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC, 121 First Avenue N. Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Cohen I Trust 1103 Caldwell Avenue Nashville, TN 37204	New Owner 1103 Caldwell Ave Nashville, TN 37204	105 09 0 224.00

For and in consideration of the sum of Two Million One Hundred Fifty Thousand And No/100 Dollars ($2,150,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Legacy Homes of TN, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Cohen I Trust,** hereinafter called Grantee, their successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Plan of A. B. Hill's Subdivision of the Plant Lands, recorded in Plat Book 332, Page 65, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Legacy Homes of TN LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jacqueline Y. Vinson, of record in Instrument No. 20210819-0112145, in the Register's Office of Davidson County, Tennessee, dated August 17, 2021 and recorded on August 19, 2021.

This conveyance is subject to the following:Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A. B. Hill's Subdivision of the Plant Lands, as recorded in Plat Book 332, Page 65.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 1103 Caldwell Avenue, Nashville, TN 37204

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 22 day of November, 2022.

Legacy Homes of TN, LLC, a Tennessee Limited Liability Company

BY: Lorraine J Cash
Lorraine J. Cash, authorized agent authorized agent

STATE OF TENNESSEE

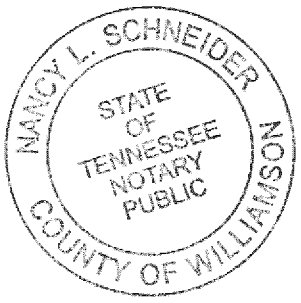
COUNTY OF WILLIAMSON

Before me, of the state and county mentioned, personally appeared Lorraine J. Cash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of Legacy Homes of TN , LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent.

Witness my hand and seal, at office in Franklin, TN, this 22 day of November, 2022.

Notary Public

My Commission Expires: 3/25/23



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **11/22/2022** (date of document).

Affiant Signature

11/22/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **November**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

