Karen Johnson Davidson County
Batch# 953669 DEEDWARR
12/21/2022 10:18:19 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20221221-0131706

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

File Number: 22120993

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 20th day of December, 2022.

M. Catherine Clearwaters
Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: new owner	Map/Parcel Number:
Andria Lang		108-08-0-072.00
3313 White Pine Dr.		
Nashville, TN 37214		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Faith Angeline Stoklasa, n/k/a Faith Angeline Cogswell, a married woman and husband Jay Patrick Cogswell, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andria Rae Lang, an unmarried woman,, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Page (s) 57 through 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Faith Angeline Stoklasa, a single woman, and Jay Patrick Cogswell, a single man, by Warranty Deed from Maureen D. Mack, fka Maureen D. Ross, married, and Darlene D. Pennington, married, of record in Instrument No. 20180402-0030075, Register's Office for Davidson County, Tennessee, dated March 22, 2018 and recorded on April 02, 2018.

Jay Patrick Cogswell Joins in for conveyance of this Warranty Deed.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3313 White Pine Dr., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of December, 2022.

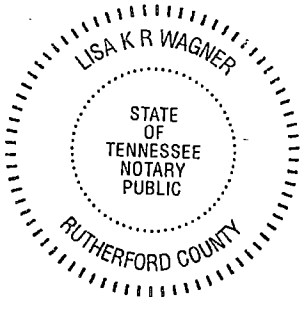
Faith Angeline Cogswell

Jay Patrick Cogswell

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Faith Angeline Cogswell, a single woman and Jay Patrick Cogswell, a single man with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of December, 2022.



Notary Public at Large
My Commission Expires: Sept. 21, 2024