Karen Johnson Davidson County
Batch# 981625 DEEDWARR
03/16/2023 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230316-0019163

# WARRANTY DEED

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

W-BR-23-418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/31/2023
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Simon Sedek** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **5913-A Deal Ave** | | **091-13-0-244.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTIE MARIE COTHRAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SIMON SEDEK, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee:

Lot 9, Block I, Croleywood, Section 1, as shown on plat of record in Plat Book 1130, Page 65, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 9 fronts 60.17 feet on the easterly side of East Bend Drive and runs back 150 feet on the northerly line and 166.9 feet on the southerly line to a dead line, measuring 105.8 feet thereon.

Being the same property conveyed to Walter E. Cothran and wife, Mattie C. Cothran by Warranty Deed from Ernest L. Johnson and wife, Norma O. Johnson of record in Book 3816, page 421, Register's Office for Davidson County, Tennessee, dated September 19, 1963 and recorded on September 19, 1963. The said Walter E. Cothran became deceased on February 12, 2001, vesting Mattie C. Cothran as surviving tenant. Mattie Marie Cothran was erroneously listed as Mattie C. Cothran and are one in the same.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 65, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **418 East Bend Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th DAY OF MARCH, 2023.

Mattie Marie Cothran
Mattie Marie Cothran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTIE MARIE COTHRAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 3/15/23 (date of document).

Affiant Signature

Date 3/16/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

