Karen Johnson Davidson County
Batch# 987202 DEEDWARR
03/31/2023 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $851.00
20230331-0023410

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
BR Real Estate Holdings 11205 Lebanon Road #37 Mount Juliet, TN 37122	Same as Owner	134-13-0-203.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donnie Cothron, and wife, Cora C. Cothron,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto

BR Real Estate Holdings LLC, a South Carolina Limited Liability Company, "the Grantee ," the following described real estate in Davidson County, Tennessee:

A Certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: to wit:

Being Lot No. 19 on the Plan of Greenwood Hills, Section One, as of record in Plat Book 3106, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donnie C. Cothron and wife, Cora C. Cothron by Warranty Deed from Helen Nunley, unmarried, and Winfred S. Outlaw, married, by and through her attorney-in-fact Helen Nunley, of record in Book 6201, Page 251, Register's Office for Davidson County, Tennessee, dated December 16, 1983 and recorded on December 27, 1983.

For Informational purposes:
Being known as: 288 Paragon Mills Road, Nashville, TN 37211
Parcel No. 134-13-0-203.00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of March, 2023.

Anthony Scott Cothron Conservator of Donnie Cothron

By: _____ (SEAL)
Anthony Scott Cothron

Cora C. Cothron (SEAL)
Cora C. Cothron

The Conservatorship Agreement of Donnie Cothron Case No. 22P2346 filed in Circuit Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2023, before me personally appeared Anthony Scott Cothron and Cora C. Cothron, 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 30th day of March, 2023.

M. L. Schodroski
Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of March, 2023.

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 1-6-2025
File No. 2023-1357

Tennessee Certification of Elctronic Document

I, Christina Gilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 3/30/2023 (date of document).

Affiant Signature

3/31/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 2023.

M.R. Schodroski

Notary's Signature

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL