Karen Johnson Davidson County
Batch# 995800 DEEDWARR
04/25/2023 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $4,051.50
20230425-0030227

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,095,000.00. Affiant Subscribed and sworn to before me, this the 24th day of April, 2023. Notary Public My commission expires: 1-6-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Deseree S. Prentice	**New owners**	072-14-3C-001.00 & 072-14-3C-002.00
403 B Scott Ave.	**403 B Scott Ave**	
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COTTINGHAM RENTAL CORP., A FLORIDA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DESEREE S. PRENTICE A/K/A DESEREE PRENTICE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the plan of Cottages at Eleven Fourteen, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Cottages at Eleven Fourteen, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150220-0014868, and amended as Instrument No. 20150414-0032802, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Land in Davidson County, Tennessee, being Unit No. b on the plan of Cottages at Eleven Fourteen, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Cottages at Eleven Fourteen, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150220-0014868, and amended as Instrument No. 20150414-0032802, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to CAM Properties, LLC a Tennessee limited liability company by Warranty deed from ALTA Constructors, LLC, a Tennessee limited liability company of record in Instrument No. 20141117-0105771 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

Being the same property conveyed to Cottingham Rental Corp., by Warranty Deed from CAM Properties, LLC a Tennessee limited liability company, dated September 3, 2015 and recorded September 10, 2015 in Instrument No. 20150910-0092112, Register's Office of Davidson County, Tennessee. (UNIT A)

Being the same property conveyed to Cottingham Rental Corp., by Warranty Deed from CAM Properties, LLC a Tennessee limited liability company, dated September 3, 2015 and recorded September 10, 2015 in Instrument No. 20150910-0092115, Register's Office of Davidson County, Tennessee. (UNIT B)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1114 A & B Chester Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of April, 2023.

Cottingham Rental Corp., a Florida Corporation

By: _____
Leslie Hudson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leslie Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Cottingham Rental Corp., a Florida Corporation, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of April, 2023.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Holly A. Mason, 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 April ___, 2023.

Affiant Signature

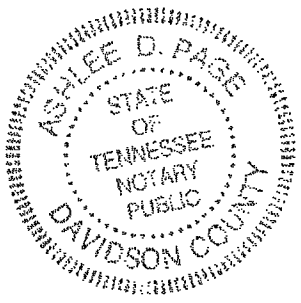
4/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026