Karen Johnson Davidson County
Batch# 1015952 DEEDWARR
06/16/2023 09 46 32 AM 2 pgs
Fees $13 00 Taxes $12,950 00
20230616-0046020

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2023

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-5692-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Chara Eirene Trust U/A/D May 23, 2023	NEW OWNER	129-08-0-112.00
(NAME)	(NAME)	
111 Taggart Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Five Hundred Thousand And No/100 Dollars ($3,500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS F. COWHEY AND WIFE, CYNTHIA E. LASKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE **CHARA EIRENE TRUST U/A/D MAY 23, 2023** , HEREINAFTER CALLED THE GRANTEE, 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 Lot No 20 of Block "E" on the Plan of 2nd Revised Plan, Highlands of Belle Meade No 2 of record in Plat Book 1130, Pages 71 and 72, 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 Thomas F Cowhey and Cynthia E. Lasker, husband and wife by Warranty Deed from Tohid A Vahedian and Halle S Vahedian, husband and wife of record in Instrument No 20180604-0053002, Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on June 04, 2018.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 111 Taggart Avenue, Nashville, TN 37205
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 6 day of June, 2023

Thomas F Cowhey

Cynthia E Lasker

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas F. Cowhey and Cynthia E Lasker, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand this 6 day of June, 2023.

Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024