Karen Johnson Davidson County
Batch# 1022419 DEEDWARR
07/05/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20230705-0051091

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026 (AFFIX SEAL)

BROOKE HICKS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

G-P-23-2514

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)
Christopher Cotter and Elizabeth Cotter	Movement Mortgage, LLC	
(NAME)	(NAME)	**104-14-0-039.00**
2514 Sharondale Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Indian Land, SC 29707	
(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, **BENJAMIN S. APLIN AND ELIZABETH APLIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER COTTER AND ELIZABETH COTTER, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee, being Lot No. 2 on the map of H. E. Marlin's Subdivision of Lot Nos. 18, 20, and 21, of Bransford Realty Company's Sharondale Subdivision, not of record, and described according to a survey made October 16, 1935, by Erles Drake, County Surveyor, and amended and shown on a survey made April 1, 1939, by Clanchard & Parrish, Engineers, as follows:

Beginning at the southeast intersection of Sharondale Drive and Marlin Avenue; thence with the margin of Marlin Avenue, north 45 degrees 15 minutes east 125 feet to a point; thence, north 53 degrees 15 minutes east 95.75 feet to a point, the corner of Lot Nos. 2 and 5; thence with the line between said lots, southeasterly 68.75 feet to a point, the corner of Lot Nos. 1 and 2; thence with the line between said lots, south 47 degrees west 200 feet to the northerly margin of Sharondale Drive; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed to Benjamin S. Aplin and Elizabeth Aplin, Husband and Wife by Warranty Deed from Andrew Golden Steffens, married of record in Instrument No. 20160303-0020392 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 3, 2016.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2514 Sharondale Drive, Nashville, Tennessee 37215**.

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 30th DAY OF JUNE, 2023.

Benjamin S. Aplin

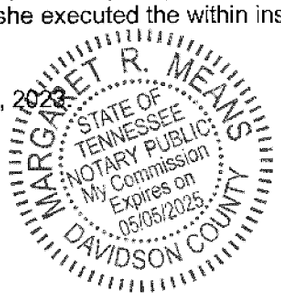
Elizabeth Aplin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN S. APLIN, 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 30th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

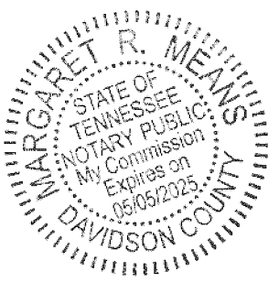


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH APLIN, 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 30th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 3, 2023 (date of document).

Affiant Signature

July 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023