Karen Johnson Davidson County
Batch# 1027782 DEEDWARR
07/18/2023 12:08 06 PM 2 pgs
Fees $13 00 Taxes $1,082 25
20230718-0055192

This instrument prepared by·
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number 6-1751-KS

Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $292,500 00

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2023

Notary Public
My Commission Expires· _____

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cotter Childs 522 Park Court Nashville, TN 37211	New Owner	162 01 0E 020 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Destin Timothy Tisher, a married man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Cotter Childs, an unmarried person,** hereinafter called the Grantee, 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 Lot No. 20 on the Plan of Park Court, a Planned Unit Development of record in Plat Book 6900, Page 967, 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 Destin Timothy Tisher, unmarried man by Warranty Deed from Paul Ellis, a single man, dated February 23, 2021 and recorded on March 2, 2021 as Instrument No. 20210302-0026062 in the Register's Office for Davidson County, Tennessee.

Miranda Tisher, spouse of Destin Timothy Tisher, joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at **522 Park Court, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2023

GRANTOR

Destin Timothy Tisher
Destin Timothy Tisher

Miranda Tisher
Miranda Tisher

STATE OF FLORIDA
COUNTY OF Bay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally, appeared Destin Timothy Tisher and Miranda Tisher, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by physically supplying drivers licenses to GP

WITNESS my hand and seal at office this 13th day of July, 2023

GAIL PLEASANTS
Notary Public - State of Florida
Commission # HH 230702
My Comm. Expires Feb 4, 2026
Bonded through National Notary Assn.

Notary Public Gail Pleasants
My Commission expires 02/04/2026