Prepared by.
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1034606 DEEDWARR
08/04/2023 11 15 06 AM 2 pgs
Fees $13 00 Taxes $2,034 63

20230804-0060410

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900 00

M. Allen Brannan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF August, 2023

Tara Jones
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Chelsea Giberson	New Owner	
(NAME)	(NAME)	072-04-0-086 00
1405 Stratford Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-3337		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LEAH ANN COCKERHAM, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHELSEA GIBERSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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 the Southerly part of Lot No. 4 of Block "B" on the Plan of Inglewood Golf Club, of record in Plat Book 843, Page 65, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 4 fronts 61 feet on the Easterly margin of Stratford Avenue and extends back 163.5 feet on the Southerly line and 167.7 feet on the Northerly line to a dead line in the rear measuring 59.26 feet, as described in deed of record in Book 5588, Page 466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leah Ann Cockerham, a single woman, by Warranty Deed from CJP Properties LLC, a Nevada Limited Liability Company, of record in Instrument No. 20201119-0136117 Register's Office for Davidson County, Tennessee, dated November 13, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1405 Stratford Avenue, Nashville, TN 37216-3337
(House Number) (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 my hand this 02 day of August, 2023

LEAH ANN COCKERHAM

STATE OF TENNESSEE GD Arizona
COUNTY OF DAVIDSON GD Cochise

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leah Ann Cockerham, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 2 day of Aug, 2023.

Commission expires
8/20/2025

Notary Public

GLYNN D RYAN JR
NOTARY PUBLIC - ARIZONA
Cochise County
Commission # 609686
My Comm. Exp. Aug. 20, 2025