Karen Johnson Davidson County
Batch# 1036833 DEEDWARR
08/10/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20230810-0062070

ADDRESS NEW OWNER: Morgan Olivia Ellison
5768 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 160 14 0B 068.00CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lora Cochrane, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Morgan Olivia Ellison, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5768 on the Plan of 2nd Revision Brentwood Trace Condominiums of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee and described in the Master Deed of Brentwood Trace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et., seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brentwood Trace Condominiums contained in said Master Deed in Book 5524, Page 415, as amended in Book 5545, Page 510 and By-Laws in Book 5524, Page 424, as amended in Book 5537, Page 988, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Lora Cochrane, unmarried, by deed from Dave Scobey and wife, Marilyn Scobey, dated November 14, 2013 and recorded November 18, 2013, of record in Instrument No. 20131118-0118693, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5768 Brentwood Trace, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been assumed by the Grantees at closing.(2) All matters appearing on the Plan of 2nd Revision Brentwood Trace Condominiums of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee.(3) Master Deed establishing the Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5524, Page 415, as amended in Book 5545, Page 510, said Register's Office.(4) By-Laws of Brentwood Trace (a Horizontal Property Regime) of record in Book 5521, Page 424, as amended in Book 5537, Page 988, said Register's Office.(5) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Brentwood Trace, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(6) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.(7) Ingress, Egress, Public Utilities and Drainage Easement of record in Book 4560, Page 110, said Register's Office.(8) Creation of Easement for Ingress, Egress, Public Utilities and Drainage Easement of record in Book 4831, Page 125, said Register's Office.(9) Agreement for Dedication of Easement for Water Mains and Appurtenance of record in Book 5155, Page 164 and Book 5515, Page 169, said Register's Office.(10) Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for water main of record in Book 5878, Page 489, said Register's Office.(11) Forty (40) foot

easement for ingress, egress, public utilities and drainage along the easterly boundary of Brentwood Highlands Section I of record in Book 4460, Page 110, with creation of easement in Book 4831, Page 125 and a Forty-five (45) foot easement for future widening of Old Hickory Boulevard; sewer easement; water line easement; access for public utilities and drainage easements of record in Book 5410, Page 423, said Register's Office.(12) Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for sanitary sewer of record in Book 5878, Page 461, said Register's Office.(13) Grant of non-exclusive easement in gross to Comcast of Nashville I, LLC for a broadband communications system of record in Instrument No. 20181029-0106563, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of August 2023.

X Lora Cochrane
Lora Cochrane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lora Cochrane, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 7th day of August 2023.

Notary Public
My Commission Expires: 7-9-2024

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $268,000.00.

Sharon R Richardson
Affiant

Subscribed and sworn before me this 7th day of August 2023.

Wesley Blow
Notary Public
My Commission Expires: _____

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

File No. 2307-104

Certificate of Authenticity

I, Shannon R. Richardson, 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 August 7, 2023.

Date

Shannon R Richardson

Affiant Signature

8/8/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of August, 2023.

Wesley Blow

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)