Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

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

39-B
1183

Karen Johnson Davidson County
Batch# 1039424 DEEDWARR
08/17/2023 10 53 14 AM 2 pgs
Fees: $13 00 Taxes $1,221 00

20230817-0064219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa M. Zinchini and Chad Zinchini, both unmarried as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Cochran. Jr, single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidon County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, 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 Lisa M. Zinchini and Chad Zinchini, both unmarried as joint tenants with right of survivorship by Warranty Deed from Anna King, NKA Anna Brooks Mayes and John Riley Mayes, husband and wife of record in Instrument No. 20210408-0047088, Register's Office for Davidson County, Tennessee, dated April 6, 2021 and recorded on April 8, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3059 Harpeth Springs Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Robert C. Cochran Jr
3059 Harpeth Springs Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
141-06-0D-029.00

WITNESS THE EXECUTION HEREOF this 11th day of August, 2023.

Lisa M. Zinchini

Chad Zinchini

State of Tennessee)
County of Davidson)

On this 11th day of August, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lisa M. Zinchini and Chad Zinchini, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 330,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of August, 2023.

Notary Public

My Commission Expires: _____

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024