39B

Karen Johnson Davidson County
Batch# 1039939 DEEDWARR
08/18/2023 10 42 12 AM 2 pgs
Fees $13 00 Taxes $4,255 00

20230818-0064592

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $1,150,000.00

Sworn to and subscribed before me this 16th day of August, 2023.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
William Jefferson Daniel Katherine Daniel ~~509 Huckleberry Road~~ ~~Nashville, TN 37205~~ 3696 AUBURN LANE NASHVILLE, TN 37215	Studio Bank 124 12th Avenue S, Ste 400 Nashville, TN 37203	102-16-0-075.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles Cohn, Trustee of the Cohn Family Revocable Trust dated December 24, 2012,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William Jefferson Daniel and Katherine Daniel, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Hillwood Estates, Section Nine, Part Two of record in Book 2331, Page 28, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and more particularly described as follows:

Beginning on the southerly margin of Huckleberry Road at the corner of Lots Nos. 145 and 167; thence with the line between said two lots, southwardly 225 feet to the corner of Lots Nos. 145, 166 and 167; thence with the line between said Lots Nos. 145 and 166, southeastwardly 172.53 feet to a concrete monument; thence North 29 degrees 30 minutes East 124.3 feet to a concrete monument; thence North 15 degrees 04 minutes West 281.9 feet to the southerly margin of Huckleberry Road; thence with same, westwardly 180 feet to the beginning.

Being the same property conveyed to Charles Cohn, Trustee of the Cohn Family Revocable Trust dated December 24, 2012, with full power by Quitclaim deed from Charles Cohn, married of record in Instrument No. 20130520-0050396 Register's Office for Davidson County, Tennessee, dated December 24, 2012 and recorded on May 20, 2013.

This is improved property known as **509 Huckleberry Road, Nashville, TN 37205**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14TH day of August, 2023.

Cohn Family Revocable Trust dated December 24, 2012

By: _____
Charles Cohn, Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Charles Cohn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Cohn Family Revocable Trust dated December 24, 2012, the within named bargainor, and that he as Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14 day of August, 2023.

_____
Notary Public
My Commission Expires: 02-19-2027

