BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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NASHVILLE, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$800,000.00** (Eight Hundred Thousand)

AFFIANT

Subscribed to and sworn before me this 7th day of September, 2023

NOTARY PUBLIC MY COMMISSION EXPIRES 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 1048154 **DEEDWARR**
09/11/2023 10 26 46 AM 2 pgs
Fees $13 00 Taxes $2,960 00

20230911-0070950

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mark D. Semino 720 Newberry Road Nashville, TN 37205	New Owner	102-15-0-024.00

WARRANTY DEED

FOR AND IN 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/WE, **DANIEL COHEN AND LESLIE ELLIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARK D. SEMINO,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 1 on the Plan of the Resubdivision of Lot No. 310 of Brookmeade Subdivision, Section IX, as of record in Book 4715, page 147, Register's Office for said County.

SAID Lot No. 1 fronts 125 feet on the southeasterly side of Newberry Road and extends back 405.19 feet on the easterly line and 236.92 feet on the westerly line to a dead line measuring 225.06 feet thereon.

Being the same property conveyed to Daniel Cohen and wife, Julie Didier Cohen by Warranty deed from Harold F. Lawson and wife, Dorothy E. Lawson of record in Book 5195, page 56, Register's Office for Davidson County, Tennessee, dated September 08, 1977 and recorded on September 09, 1977.

Being the same property conveyed to Daniel Cohen by Quitclaim deed from Julie D. Cohen of record in Book 6529, page 918, Register's Office for Davidson County, Tennessee, dated March 20, 1985 and recorded on April 09, 1985.

Leslie Ellis, spouse of Daniel Cohen, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

This is	(**X**) IMPROVED ( ) UNIMPROVED	Property known as **720 NEWBERRY ROAD** **NASHVILLE, TN 37205**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

WITNESS, this 5 day of September, 2023

Daniel Cohen

Leslie Ellis

STATE OF MA)
COUNTY OF Hampshire)

On this 5 day of September, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel Cohen** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5 day of September, 2023

Notary Public

Commission Expires: _____

Erin Knechtel
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
August 10, 2029