WARRANTY DEED

File #23239

Karen Johnson Davidson County
Batch# 1056092 DEEDWARR
10/02/2023 11 00 20 AM 2 pgs
Fees $13 00 Taxes $2,608 50

20231002-0077064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Judy Ann Cothran and Timothy Blake Cothran	NEW OWNER	117-04-0-111 00
(NAME)	(NAME)	
2032 Delaware Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **Timothy Blake Cothran, an unmarried man, and Daniel Eli Bates, a married man and Lee M. Burklow, a married man, as tenants in common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judy Ann Cothran, an unmarried woman and Timothy Blake Cothran, an unmarried man, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 easterly 63 feet of the northerly 20 feet of Lot No 109 and the easterly 63 feet of Lot No. 110 on the Belmont Land Co's Plan called Belmont Heights of record in Book 421, Page 34, in the Register's Office for Davidson County, Tennessee

Said parts of Lot Nos 109 and 110 front 63 feet on the southerly side of Sweetbriar Avenue and runs back between parallel lines with the westerly margin of an alley 120 feet to a dead line

Being part of the same property conveyed to Timothy Blake Cothran, an unmarried man, Daniel Eli Bates, a married man, and Lee M Burklow, a married man, as tenants in common, from Julian W Moore, Jr., an unmarried man, of record as Instrument Number 20230410-0025584, Register's Office for Davidson County, Tennessee, dated April 5, 2023 and recorded on April 10, 2023

This property is not the homestead or current residence of the grantors or their spouses.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1517 Sweetbriar Avenue, Nashville, TN 37212-5524

(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 25th day of September, 2023

Timothy Blake Cothran

Daniel Eli Bates

Lee M Burklow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Timothy Blake Cothran, Daniel Eli Bates and Lee M. Burklow**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 25th day of September, 2023

My commission expires 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027