Karen Johnson Davidson County
Batch# 1058882 DEEDWARR
10/09/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231009-0079124

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-TC-1032-Pilk

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Melanie HuiminWang Anderson and Troy Anderson** | **Wesley Mortgage, LLC** | |
| (NAME) | (NAME) | **061 10 0 186.00** |
| **4748 Cape Hope Pass** | **9009 Carothers Parkway, Ste A-3** | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | **Franklin, TN 37067** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HALLIE BAIN COTHRAN, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELANIE HUIMINWANG ANDERSON AND TROY ANDERSON, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot No. 18 fronts 60 feet of the Westerly margin of Horseshoe Drive and runs back between parallel lines 176.5 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Hallie Logan Bain, an unmarried woman, by Warranty Deed from Holly Lynn Houston, an unmarried woman, of record in Instrument No. 20210816-0110510, in the Register's Office of Davidson County, Tennessee, dated August 05, 2021, and recorded on August 16, 2021.

Hallie Logan Bain having since married is now known as Hallie Bain Cothran.

This conveyance is subject to:
*Taxes for the year 2024 and subsequent years.
*Plat of Locust Grove Estates, as recorded in Plat Book 1424, Page(s) 11.
*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1492, Page 151 and Book 1583, Page 433.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1032 Horseshoe Drive, Nashville, TN 37216**.

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. 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/our hand(s) this the 6th day of October, 2023.

Hallie Bain Cothran

Spencer Cothran

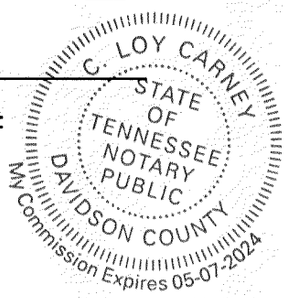
The said SPENCER COTHRAN joins herein to convey any and all marital interest SPENCER COTHRAN may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared HALLIE BAIN COTHRAN and SPENCER COTHRAN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of October, 2023.

Notary Signature
My commission expires:




**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

**True Copy Certification**

I, **Tammy Carney,** 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 this the 6 day of October, 2023.

Tammy Carney
Affiant Signature
Date 10-6-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of October, 2023.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

