WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060290 DEEDWARR
10/13/2023 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20231013-0080217

JM-BHH-23-1605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

B. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cooper Lewis Gauldin	**NEW OWNER**	
(NAME)	(NAME)	**081-15-0-249.00**
1605 Cockrill St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **JORDAN KEITH PUTTY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COOPER LEWIS GAULDIN, A SINGLE PERSON,** 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 part of Lot No. 336 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called the Addition to the Town McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Beginning on the Southerly margin of Cockrill Street 70 feet Westerly from the Westerly margin of 16th Street or Avenue, North, formerly Hendersbott Street; thence with the margin of Cockrill Street, Westerly 33-1/3 feet; thence at right angles Southerly 100 feet to the line between Lot Nos. 335 and 336; thence with said line Easterly 33-1/3 feet; thence Northerly 100 feet to the beginning.

Being the same property conveyed to Jordan Keith Putty, a single man by Warranty Deed from Cornerstone Investments, Inc., a Tennessee corporation, dated June 4, 2021 and recorded June 11, 2021 in Instrument No. 20210611-0079013, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1605 Cockrill St, Nashville, Tennessee 37208**.

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 10th DAY OF OCTOBER, 2023.

Jordan Keith Putty by Paul Hinman as Attorney-in-fact
Jordan Keith Putty
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JORDAN KEITH PUTTY, and who acknowledged he/she/they executed the same as the free act and deed of the said JORDAN KEITH PUTTY.

Witness my hand and official seal, this the 10th of October, 2023.

Notary Public
My Commission Expires: 03.16.26
(SEAL)

~~RETURN TO:~~
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 OCTOBER 10, 2023.

Affiant Signature

OCTOBER 12, 2023
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me this

12TH day of OCTOBER, 20 23.

Notary's Signature

My Commission Expires: 5-9-2026
Notary's Seal (if on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026