Karen Johnson Davidson County
Batch# 1065870 DEEDWARR
10/27/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,388.61
20231027-0084328

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2023.

Notary Public
MY COMMISSION EXPIRES:
File No. G23-19790

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rema Grace Tanner and Tiffany Drake	New Owner	041-04-0-011.00
(NAME)	(NAME)	
4060 Matildastve	Property	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Beverly J. Cosgrove, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rema Grace Tanner, a single woman, and Tiffany Drake, a single woman, as tenants in common (Rema Grace Tanner 68% and Tiffany Drake 32%)** HEREINAFTER CALLED THE GRANTEES, 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. 53 on the on the Plan of Dalemere Subdivision, Section 4, as of record in Book 3300, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Richard Van Amerongen and wife, Beverly J. Cosgrove, by Warranty Deed from Joe G. Biggerstaff, Jr. and wife, Betty Biggerstaff, dated 6/22/1989 and recorded 6/26/1989 in Book 7873, Page 115, in the Register's Office of Davidson County, Tennessee. The said Richard Van Amerongen having since died March 8, 2023.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein

The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 4060 Matilda Street, Nashville, TN 37207.

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. 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 my/our hand(s) this 23rd day of October, 2023.

Beverly J. Cosgrove

Beverly J. Cosgrove

STATE OF Indiana
COUNTY OF Allen

On this 23rd day of October, 2023, before me personally appeared Beverly J. Cosgrove, 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 23rd day of October, 2023.

Angella Lee

Notary Signature Angella Lee
My commission expires: 3-26-2024

NOTARY PUBLIC SEAL INDIANA

ANGELLA LEE, Notary Public
Allen County, State of Indiana
Commission Number 0680125
My Commission Expires March 26, 2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Emily Manno, 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 **10/23/23**.

Date

Affiant Signature

10/23/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **october**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026