Karen Johnson Davidson County
Batch# 1092198 DEEDWARR
01/23/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240123-0003714

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2024.

Jennifer Russell
Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heather Asbell **Louis Asbell, Jr**	**CapStar Bank**	**171040C04400CO**
913 Catlow Ct	**2002 Richard Jones Rd., Ste A300**	
Brentwood, TN 37027	**Nashville, TN 37215**	

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 ACKNOWLEDGE, WE,

Clarence Cothran and Catherine Cothran, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Asbell, a single woman and Louis Asbell, Jr, a single man

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 Unit No. 44, Barrington Place, a Horizontal Property Regime with Private Elements, filed as Exhibit B, as established by the Master Deed of record in Instrument No. 20050914-0110701, as re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Clarence Cothran and Catherine Cothran, husband and wife, by Warranty Deed dated 7/18/23 from The Monica Lynn Winter Revocable Trust dated September 23, 2019, of record in Instrument No. 20230721-0056407, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to The Monica Lynn Winter Revocable Trust dated September 23, 2019, by Quitclaim Deed from Monica L. Winter, David L. Winter, and Lynda A. Winter dated 9/23/19 of record in Instrument No. 20190925-0097306, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 913 Catlow Ct, Brentwood, TN 37027.

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 in 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.

Clarence Cothran Date: JAN 15, 2024

Clarence Cothran

Catherine Cothran Date: 01/15/2024

Catherine Cothran

STATE OF South Carolina

COUNTY OF Dorchester

Personally appeared before me, a Notary Public of said County and State, Clarence Cothran and Catherine Cothran, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of Jan, 2024.

Maria Whack

NOTARY PUBLIC

My Commission Expires: Aug 26, 2031

MARIA MAREK-WHACK
NOTARY PUBLIC
My Comm. Exp.
Aug 26, 2031
STATE OF SOUTH CAROLINA

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/15/24 (date of document).

Jennifer Russell
Affiant Signature

1/18/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

