Karen Johnson Davidson County
Batch# 1093005 DEEDWARR
01/23/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240123-0004320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christina Cothran and Matthew Gerald Cothran	Acopia, LLC	Parcel ID: 150 05 0 260.00
(NAME) 3040 Anderson Rd.	(NAME) 306 Northcreek Boulevard, Suite 100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ratliff Real Estate, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christina Cothran and Matthew Gerald Cothran, wife and husband,** 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 163 on the plan of Section 7, Cherry Hills, of record in Book 4660, Page 49 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to John H. Mercer and wife, Rene' Mercer from Timothy Edward Kahn and wife, Marilyn E. Kahn, by Warranty Deed, dated January 27, 1989, and recorded on February 8, 1989, of record in Book 7768, Page 819, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Rene' Mercer from John H. Mercer, by Quitclaim Deed dated February 26, 1996, and recorded on March 1, 1996 of record in Book 9964, Page 442, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Rene C. Mercer from Timothy Edward Kahn and wife, Marilyn E

Kahn, by Quitclaim Deed dated May 1, 2001, and recorded on June 13, 2001 of record in Instrument No 20010613-0062511, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ratliff Real Estate, LLC, a Tennessee Limited Liability Company from Rene C. Mercer, an unmarried person by Warranty Deed dated August 8, 2023 and recorded on August 10, 2023 in Instrument No. 20230810-0061996, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3040 Anderson Rd., Nashville, TN 37217

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 our hands this 16th day of January, 2024.

Ratliff Real Estate, LLC

BY: _____
Ian H. Ratliff, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ian H. Ratliff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member, and is authorized to execute the instrument on behalf of Ratliff Real Estate, LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole Member.

Witness my hand and official seal, this the 16th day of January, 2024.

_____
Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 1/16/2024.

Date

Tonya Loftin
Affiant Signature

January 22, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)