# WARRANTY DEED

Karen Johnson
Batch # 1099100
02/08/2024 08:51:27 AM
Fees: $13.00 Taxes: $1,350.50

Davidson County
DEEDWARR
2 pgs

20240208-0008841

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: APRIL 22, 2026
(AFFIX SEAL)

TASHA HAYNES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY MY COMMISSION EXPIRES APRIL 22, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number: 2024-01-11149B

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| Taylor Grey Cohen, UNMARRIED, | Taylor Grey Cohen, UNMARRIED, | 006 00 0 036.04 |
| (NAME) | (NAME) | |
| 2473 Baker Road | 2473 Baker Road | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | |
| (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, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES W. TILLER AND MELISSA A. TILLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR GREY COHEN, UNMARRIED, ,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 16 of the unrecorded subdivision of the Myers property on Bakers Station Road, in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road, a common corner to Tract #15, thence with the line of Tract #15, north 46 degrees east 656 feet to a point in the right of way line of the L & N R.R.; thence north 43 degrees 30 minutes west with said L & N R.R. 150 feet to a point and common corner to Tract #17; thence with Tract #17, south 65 degrees 15 minutes west 551 feet to the center of Bakers Station Road; thence south 15 degrees east 340 feet to a point at the intersection of Buck Branch Road; thence continuing with the center of Bakers Station Road, south 52 degrees 30 minutes east 127 feet to the point of beginning and containing 4.10 acres, more or less.

BEING the same property conveyed to James W. Tiller, and wife, Melissa A. Tiller from David Alexander Downard, individually and as administrator of the Estate of David C. Downard by Warranty Deed dated December 31, 2019 and of record on January 03, 2020, in Instrument no. 20200103-0000698, in the Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 6th day of February, 2023

James W. Tiller

Melissa A. Tiller

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **James W. Tiller and Melissa A. Tiller** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2024.

Commission Expires: _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027