THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146752** Karen Johnson Davidson County Batch# 1106857 DEEDWARR 03/04/2024 08:41:30 AM 3 pgs Fees: $18.00 Taxes: $2,086.80 20240304-0014603	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $564,000.00. Affiant Subscribed and sworn to before me, this 29th day of February, 2024. Notary Public My Commission Expires: 9/15/27 TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Jerome Robert Cushing and Dimaya Joanna Lazcano 6740 Cold Stream Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-07-0B-039.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Evan Michael Raba and Christine Manley Raba, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jerome Robert Cushing, an unmarried man, and Dimaya Lazcano, an unmarried woman** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 40, as shown on the map entitled Poplar Creek Estates, Phase V, Section B-1 Subdivision (The Highlands of Allens Green), of record in Plat Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EVAN MICHAEL RABA AND CHRISTINE MANLEY RABA, HUSBAND AND WIFE, by deed from CHAD M. URAM AND STEPHANIE S. URAM, HUSBAND AND WIFE, of record in Instrument No. 20160718-0073319 , dated July 15, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 155-07-0B-039.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 716, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9472, page 824, Book 10425, page 93, Book 11356, page 662 and assigned in Instrument No. 20040524-0060854, said Register's Office.

Storm Water Detention Agreement of record in Book 6613, page 705, said Register's Office.

Easement Agreement of record in Book 4817, page 784, said Register's Office.

This is improved property located at 6740 Cold Stream Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of February, 2024.

Evan Michael Raba

Christine Manley Raba

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evan Michael Raba and Christine Manley Raba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 2/29/24.

Affiant Signature – Joshua A. Terry

3/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/1/24

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27