WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134815 DEEDWARR
05/15/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,518.33
20240515-0035888

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$950,900.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 9TH DAY OF MAY, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-21-26

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead Title & Escrow, 800 Crescent Center Dr., Suite 430, Franklin, TN 37067
File No.: 112404

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Jonathan Cohn	Cornerstone First Mortgage	058 00 0 027.00
4324 Cato Road	2655 Camino Del Rio North #100	
Nashville, TN 37218	San Diego, CA 94618	

For and in consideration of the sum of Nine Hundred Fifty Thousand Nine Hundred And 0/100 ($950,900.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

OHMAR D. BRADEN, UNMARRIED

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

JONATHAN COHN, AS HIS SOLE AND SEPARATE PROPERTY

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the same property conveyed to Ohmar D. Braden, unmarried, by Quitclaim Deed from Latda Vaughan, of record in Instrument No. 20230906-0070027, in the Register's Office of Davidson County, Tennessee, dated August 31, 2023, and recorded on September 06, 2023. Being corrected in Scrivener's Affidavit recorded in Instrument No. 20231204-0093570.

Being the same property conveyed to Ohmar D. Braden and Latda Vaughan, tenants in common with the right of survivorship, by Quitclaim Deed from B&D Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20230802-0059689, in the Register's Office of Davidson County, Tennessee, dated July 31, 2023, and recorded on August 02, 2023. Being corrected in Scrivener's Affidavit recorded in Instrument No. 20231204-0093569.

Being the same property conveyed to B&D Development Group, LLC, a Limited Liability Company, by Warranty Deed from Charles L. Howard Sr. and wife, LaYvonne M. Howard, of record in Instrument No. 20220408-0041431, in the Register's Office of Davidson County, Tennessee, dated March 30, 2022, and recorded on April 08, 2022.

Being the same property conveyed to Charles L. Howard, Sr. and wife, Layvonne M. Howard, by Warranty Deed from Robert E. Major and wife, Geraldine Murphy Major, of record in Book 9030, Page 431, in the Register's Office of Davidson County, Tennessee, dated July 07, 1993, and recorded on July 30, 1993.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 4324 Cato Road, Nashville, TN 37218.

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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/my hand on the 9th day of May, 2024.

Ohmar D. Braden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ohmar D. Braden, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2024.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/17/27

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/9/24.

Affiant Signature

5/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY