Karen Johnson Davidson County
Batch# 1143122 DEEDWARR
06/04/2024 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $4,033.00
20240604-0041736

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240547694**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2024. Notary Public My Commission Expires: 7/6/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2024

WARRANTY DEED

Address New Owner: Carissa Leigh Boone and Adam Blake Stephens 308 33rd Ave N Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 13 0 410.00

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, **Elliot Cohen and Angelique Cohen, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carissa Leigh Boone and Adam Blake Stephens, wife and husband,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 63, Hortense Place, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 63 fronts 50 feet on the East side of 33rd Avenue North, formerly Barron Street, and back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Elliot Cohen and Angelique Cohen, by Warranty Deed from Mindful Home Solutions, of record in Instrument No. 20180614-0057287, in the Register's Office of Davidson County, Tennessee, dated June 12, 2018 and recorded on June 14, 2018.

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.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

No coverage is provided as to the amount of acreage or square footage of the land.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTENSE PLACE, as recorded in Plat Book 161, Page(s) 167.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20041222-0152417, as amended in Instrument No. 20050728-0088189 and Instrument No. 20051031-0131161; an assignment of the Developer in Instrument No. 20050819-0099130, Instrument No. 20050819-0099131 and Scrivener's Affidavit in Instrument No. 20230424-0030023.

This is improved property located at 308 33rd Ave N Nashville TN 37209

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, Grantors warrant that this instrument is effective as of the 3rd day of June, 2024.

Elliot Cohen

Angelique Cohen

STATE OF New York)
COUNTY OF Monroe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elliot Cohen and Angelique Cohen, 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 31st day of May, 2024.

Notary Public
My Commission Expires: 11/16/2027

CAROLE M CASTLE
STATE OF NEW YORK
NOTARY PUBLIC
QUALIFIED IN MONROE COUNTY
01CA6016459
MY COMMISSION EXPIRES 11/16/2027

Certificate of Authenticity

I, Adde Dilworth, 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 **May 31, 2024**.

Date

Affiant Signature

May 31, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025