THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4666
Parcel ID: 060-11-0B-069.00

Property Address:
727 Cottage Park Drive, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1147244 DEEDWARR
06/14/2024 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240614-0044621

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Same

Name and Address of New Owner:
Samantha Liebergot
727 Cottage Park Dr.
Nashville, TN 37207

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ALEC BAIN, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SAMANTHA LIEBERGOT,an unmarried woman and PAUL H. LIEBERGOT, a married man, as joint tenants**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 69 on the Plan of Cottage Park, a Horizontal Property Regime With Private Elements as established by Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151203-0122006, as amended in 20160126-0007567, as Instrument No. 20160928-0102452 in the Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ALEC BAIN, a single man by Deed dated June 9, 2021 from DANIEL O'DELL and KATHRYN O'DELL, husband and wife, recorded June 11, 2021, in Instrument Number 20210611-0078811, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 727 Cottage Park Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 9700, page 668, and in Plat Instrument No. 20151203-0122006, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as contained in Instrument No. 20150317-0022957 and Instrument No. 20161005-0105304, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 3984, page 727, Register's Office for Davidson County, Tennessee.

5. Natural Conservation easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20161005-0105105, Register's Office for

Davidson County, Tennessee.

6. Drainage easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20161005-0105145, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151203-0122006 and Instrument No. 20160126-0007567, amended in Instrument No. 20160928-0102452, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

JORDYN BAIN, wife of ALEC BAIN joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to ALEC BAIN.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 12 day of June, 2024.

ALEC BAIN

JORDYN BAIN

STATE OF MICHIGAN
COUNTY OF MONROE

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ALEC BAIN and JORDYN BAIN, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 12 day of June, 2024.

VICKI LYNN BEATTIE
Notary Public - State of Michigan
County of Monroe
My Commission Expires Apr 5, 2030
Acting in the County of MONROE

Notary Public

My Commission Expires:
4/5/30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $390,000.00.

Affiant

SWORN TO and subscribed before me on this 13th day of June, 2024.

Notary Public

My Commission Expires:
11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 13, 2024.

J. Carlton Drumwright

June 13, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 13, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY