Karen Johnson Davidson County
Batch# 1148945 DEEDWARR
06/20/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20240620-0046086

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow, LLC
6263 Poplar Avenue Suite 801
Memphis, TN 38119
File No: TN-24-1564

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-11-28

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed & sworn to before me, this 11 day of June, 2024

Notary Public

My Commission Expires: 3/11/2026

Property Address: 3308 Mimosa Drive, Nashville, TN 37211 **Map/Parcel Number:** 133 03 0 114.00	**Name & Address of New Owner** Onedajoy, LLC 1835 E Hallandale Beach Blvd 351 Hallandale, FL 33020	**Send Tax Bills To:** Onedajoy, LLC 1835 E Hallandale Beach Blvd 351 Hallandale, FL 33020

Effective as of **10th day of June, 2024**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Elsie I. Cothran, a widow,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Onedajoy, LLC, a Florida Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of GLENCOE ACRES, SECTION I of record in Plat Book 1835, Page 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot 10 fronts 72.3 feet on the Easterly margin of Mimosa Drive and extends back 237 feet on the Northerly line and 260 feet on the Southerly line to a line in the rear measuring 78.2 feet thereon.

Being the same property conveyed to Jerry R. Cothran and wife, Elsie I. Cothran, by Warranty Deed from Donald L. Kaylor and wife, Karen H. Kaylor, of record in Book 6032, Page 212, in the Register's Office of Davidson County, Tennessee, dated April 05, 1983, and recorded on April 05, 1983. The said Jerry R. Cothran died on February 27, 2018, leaving Elsie I. Cothran as surviving tenant by the entirety.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 10 day of June 2024

GRANTOR:

Elsie I. Cothran

STATE OF TN
COUNTY OF Davidson

On this 10 **day of** June**, 2024, before me personally appeared Elsie I. Cothran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 10 **day of** June**, 2024.**

Ella K. Butler
Notary Signature
My commission expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 6/11/2024 (date of document).

Affiant Signature

6/11/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27