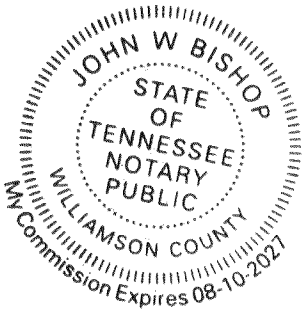
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Cottone	Cadence Bank, ISAOA/ATIMA	084-01-00-002.00 - CO
(NAME)	(NAME)	
2610A Colbert Dr.	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1159582 DEEDWARR
07/18/2024 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20240718-0054221

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Morgan Houses, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Daniel Cottone, a single man** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "B" of The Plan of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2610 COLBERT HOMES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2610 COLBERT HOMES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20221101-0117906, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20221101-0117906, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Marilyn F. Bagford, a single person from Ellen M. Osborne and husband, John M. Osborne, by Warranty Deed on February 12, 1994, of record in Book 9248, Page 642, Register's Office for Davidson County, Tennessee.

Said Marilyn F. Bagford became deceased on December 4, 2021, her Last Will & Testament having been filed for Probate in Docket No. 21P2503, Circuit Court of Davidson County, Tennessee.

Being part of the same property conveyed to Mena Morgan, unmarried from Elaine Ann Hensley, Executrix of Estate of Marilyn Francis Bagford, by Warranty Deed on October 10, 2022, of record in Instrument Number 20221014-0112689, Register's Office for Davidson County, Tennessee.

Being Part of the same property conveyed to Morgan Houses, LLC by Deed from Mena Morgan dated May 31st, 2024 and filed for record in Instrument No. 20240531-0040403 Register's Office of Davidson County Tennessee.

Subject to all matters as shown on The Plan of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2610 COLBERT HOMES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2610 COLBERT HOMES, A PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20221101-0117906, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Book 3106, Page 72, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2610A Colbert Dr., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my/our hands this 16th day of July, 2024.

MORGAN HOUSES, LLC

_____

Mena Morgan
Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mena Morgan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Morgan Houses, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 16th day of July, 2024.

_____

Notary Public _____
My Commission Expires: 6-23-25

File No.: 202405015



True Copy Certification

I, **Tammy Carney,** 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 this the 16 day of July, 2024.

Affiant Signature

Date 7/16/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

