Karen Johnson Davidson County
Batch# 1177500 DEEDWARR
09/04/2024 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240904-0067926

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0497

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Cohen and Sally Cohen	NEW OWNER	Map: 075-15-0A-208.00CO
(NAME) 208 Stoners Glen Ct.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($435,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONNA HICKS BASKIN AND JOHN THOMAS HICKS, JR. DEVISEES UNDER THE WILL OF PEGGY JOYCE HICKS A/K/A PEGGY T. HICKS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS COHEN AND WIFE, SALLY COHEN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot/Unit No. 208 on the Plan of Phase Three, Stoner's Glen of record in Instrument No. 20010726-0079444, as corrected by Surveyor's Certificate of Correction in Instrument No. 20020319-0034160, 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 Peggy T. Hicks, by deed from Frank Batson Homes, Inc., of record in Instrument No. 20030522-0070148, dated May 16, 2003, Register's Office for said County. The said Peggy T. Hicks died testate on January 26, 2024, and the Will was admitted to Probate as Probate No. 24P790 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Peggy Joyce Hicks a/k/a Peggy T. Hicks.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20010726-007944 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20020319-0034160, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 200005260052724 and Instrument No. 20020116-0006779, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20020115-0006137, in the Register's Office for Davidson County, Tennessee; (5) Drainage Easement of record in Book 8140, Page 361, in the Register's Office for Davidson County, Tennessee; (6) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180730-0073909, in the Register's Office for Davidson County, Tennessee; (7) Easement to First Suburban Water Utility District of record in Book 6838, Page 490, in the Register's Office for Davidson County, Tennessee; (8) Easement to L & N Railroad of record in Book 4771, Page 495, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 200005260052723, amended in Instrument No. 20001215-0123565, Instrument No. 20020115-0006136, Instrument No. 20040115-0006286, Instrument No. 20160829-0090242, Instrument No. 20220726-0085300, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 208 Stoners Glen Ct., Hermitage, TN 37076
(House No.) (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 our hands this 30th day of August, 2024.

The Estate of Peggy Joyce Hicks a/k/a Peggy T. Hicks

BY: Donna Hicks Baskin
Donna Hicks Baskin

BY:
John Thomas Hicks, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donna Hicks Baskin and John Thomas Hicks, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oaths acknowledged himself/herself/themselves to be Devisees Under the Will of Peggy Joyce Hicks a/k/a Peggy T. Hicks the within named bargainer, and that he/she/they as such Devisees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of August, 2024.

My Commission Expires: 2-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Suggs, 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 August 30, 2024.

(AFFIANT) – Karen Suggs

08/30/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of August, 2024.

My commission expires: 7/7/27

Notary Public

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.