Karen Johnson Davidson County
Batch# 1187813 DEEDWARR
09/30/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,956.93
20240930-0075666

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OFDAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$528,900.00**

Wyndi Head Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF **SEPTEMBER, 2024.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEYTON ALLSMILLER	**New Owner**	**155-15-0A-015.00 CO**
(NAME) **404 RAMBLE WOOD CIRCLE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAY S. COHEN AND WIFE, WYNDI HEAD COHEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEYTON ALLSMILLER, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 15 on the Plan of Stonemeade, Section I , of record in Plat Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jay S. Cohen and wife, Terri J. Cohen, from Walter M. Work, unmarried, by warranty deed dated July 16, 2007 of record in Instrument No. 20070717-0085035, Register's Office for Davidson County, Tennessee. Terri J. Cohen died March 16, 2022 leaving Jay S. Cohen as the surviving tenant by the entirety. Jay S. Cohen, for the express purpose of creating a fee simple in the grantees, conveyed said property to Jay S. Cohen and Wyndi Head Cohen, husband and wife, by quitclaim deed dated December 28, 2022 of record in Instrument No. 20221228-0133196, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6900, pages 800 and 801; Declaration of Covenants, Conditions and Restrictions for Stonemeade of record in Book 7701, page 290 and Book 8349, page 43, and Book 8810, page 840; Charter of record in Book 7920, page 728; Amendment to By-Laws of Stonemeade Homeowners' Association of record in Book 8517, page 992; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **404 RAMBLE WOOD CIRCLE, NASHVILLE, TN 37221**
(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 our hands this 27th day of September, 2024.

JAY S. COHEN

WYNDI HEAD COHEN

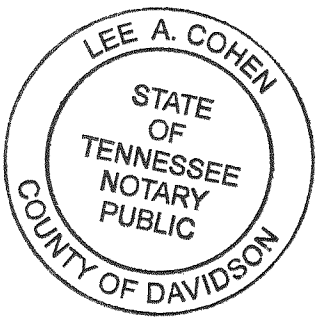
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JAY S. COHEN AND WYNDI HEAD COHEN,** the bargainors, 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 and official seal at office this 27th day of September, 2024.

My Commission Expires: **March 3, 2026**

Notary Public



Certificate of Authenticity

I, Russell J. McCann, 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 9/27/24.

Date

Affiant Signature

September 27, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 27th day of September, 2024

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON