Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948915

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $900,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2024.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson
Batch # 1198691
10/30/2024 11:46:26 AM
Fees: $13.00 Taxes: $3,330.00

Davidson County
DEEDWARR
2 pgs

20241030-0083538

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Cogar 447 Red Thistle Dr Highlands Ranch, CO 80126	New Owner	Tax Parcel ID No. 080-04-0C-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1612 County Hospital, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Cogar, a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No.1612, on the plan of Hydes Ferry Hideaway, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Hydes Ferry Hideaway, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230206-0008664, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to 1612 COUNTY HOSPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220208-0014615, dated February 4, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 080-04-0C-001.00 CO.

Matters shown on the Plan of record in Instrument No. 20190827-0086118, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20230206-0008664, said Register's Office.

This is improved property located at 1612 County Hospital Road Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2024.

1612 County Hospital, LLC

Beth Dodd, Manager

By: Beth Dodd, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Beth Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager (or other officer authorized to execute the instrument) of 1612 County Hospital, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid Manager.

Witness my hand, at office, this 28th day of October, 2024.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026