Recorded 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. 240748253

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $1,300,000 00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2024

Notary Public
My Commission Expires

SEVEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1211944
12/03/2024 10 40 24 AM
Fees $13 00 Taxes $4,810 00

Davidson County
DEEDWARR
2 pgs

20241203-0093753

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Daniel Cottrell and Regina Barukh 4019 Westlawn Drive Nashville TN 37209	New Owner	Tax Parcel ID No 103-08-0-162.00

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, **William Cochrane Jamison and Kathryn H. Jamison, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Cottrell and Regina Barukh, husband and wife**, ("Grantees"), their 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 Lot 1, RESUBDIVISION PART OF LOT NO 332 ON THE PLAN OF RICHLAND REALTY CO'S WEST LAWN SUBDIVISION, as shown on plat of record in Instrument No 20020712-0084138, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to WILLIAM COCHRANE JAMISON, by deed from ANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No 20120831-0078699, dated August 1, 2012, said Register's Office.

WILLIAM COCHRANE JAMISON conveyed to WILLIAM COCHRANE JAMISON and KATHRYN H. JAMISON, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20160721-0075195, dated July 5, 2016, 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. 103-08-0-162 00.

Matters shown on the Plan of record in Instrument No 20020712-0084138, said Register's Office

This is improved property located at 4019 Westlawn Drive Nashville TN 37209

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 2nd day of December, 2024.

William Cochrane Jamison

Kathryn H. Jamison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Cochrane Jamison and Kathryn H. Jamison, 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, at office, this 2nd day of December, 2024

Notary Public

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026

My Commission Expires. _____