Karen Johnson
Batch # 1213073
12/06/2024 10 21 31 AM
Fees $13 00 Taxes $1,354 20

Davidson County
DEEDWARR
2 pgs

20241206-0094827

**Prepared by and Return to:**
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 366,000 00

Affiant

VJ DILLON WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My commission expires 7/7/27

| ADDRESS OF NEW OWNER | SEND TAX BILLS DUE· | TAX INFORMATION· |
|---|---|---|
| Cole Jones<br>300 Lincoln Park West,<br>Nashville, TN 37115 | New Owner | 042-09-0A-011-00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marcelo Cortes and Betsy McMillan, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cole Jones, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee.

*Land in Davidson County, Tennessee, being Lot No. 11, The Resubdivision of Lots 9, 10 & 11 Lincoln Park of record in Plat Book 8250, Page 34, 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 Daniel Sean Spohr by Warranty deed from Mary Kimberly Harrison, Walter Robert Locke and wife, Dorothy Virginia Locke, tenants in common with right of survivorship of record in Instrument No 20071204-0140513 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 4, 2007 Daniel Sean Spohr having since married and is now known as Daniel Sean Spohr Grimes Daniel Sean Spohr and Daniel Sean Spohr Grimes are one and the same person Nathan Grimes joins in this conveyance to convey any and all marital interest he may have to said property*

*Being the same property conveyed to Betsy P McMillan, an unmarried woman and Marcelo Cortes, as tenants in common with rights of survivorship by Warranty Deed from Daniel Sean Spohr and spouse, Nathan Grimes, dated September 10, 2015 and of record in Instrument #20150918-0094788, in the Register's Office for Davidson County, Tennessee*

*This conveyance is subject to*
*Subject to all matters shown on the Plan of record in Plat Book 7900, Page 101, as amended in Plat Book 8250, page 34, Register's Office for Davidson County, Tennessee*

*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8072, Page 568, Register's Office for Davidson County, Tennessee*

*By Laws of Lincoln Park of record in Book 8097, Page 563, in the Register's Office for Davidson County, Tennessee*

*Charter for Lincoln Park HOA of record in Book 8105, Page 521, in the Register's Office for Davidson County, Tennessee*

*Quitclaim Deed for common areas to Lincoln Park HOA of record in Book 8261, Page 250, in the Register's Office for Davidson County, Tennessee*

*Any and all existing easements and restrictions as shown of record not stated herein*

This is [ X ] improved [ ] unimproved property known as 300 Lincoln Park West, Nashville, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, (e) all matters referenced in any master deed and by-laws, and (f) all applicable government and zoning regulations

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of December , 2024

Marcelo Cortes

Betsy McMillan

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 2nd day of December, 2024, before me personally appeared Marcelo Cortes and Betsy McMillan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2024

Notary Signature
My commission expires

