Karen Johnson Davidson County
Batch# 1222420 DEEDWARR
01/02/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20250102-0000119

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16722-BW

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/8/25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tijana Simic	Old National Bank	
110 30th Street	One Main Street	053-12-0-116.00
Old Hickory, TN 37138	Evansville IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Maria Cottingham and Adam Cottingham, Wife and Husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tijana Simic, a single woman**

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

Situated in the county of Davidson and state of Tennessee land Located in Davidson County, Tennessee, being all of Lot No. 1 of Block 6 on the map of Dabb's and Elliott Subdivision No. 1, Old Hickory, Tennessee, according to plat and survey of same appearing of record in Book 547, Page 97, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby Made for more complete details as to location and description of said lot.

Said Lot No. 1 fronts 50 feet on the Easterly side of 30th Street and runs back between parallel lines along the Southerly Margin of Elliott Avenue, 144 feet, to an alley

Being the same property conveyed to Maria Cottingham and Adam Cottingham, wife and husband by General Warranty Deed from Jimmie Lee Wilson and Janis Wilson, husband and wife of record in Instrument No. 20170801-0078194 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 01, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **110 30th Street, Old Hickory, TN 37138**

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 the 27th day of December, 2024.

Maria Cottingham

Adam Cottingham

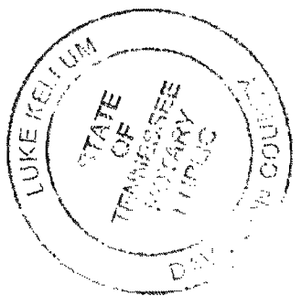
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maria Cottingham,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of December, 2024.

Notary Public

My Commission expires: 10-4-27



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam Cottingham,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of December, 2024.

Notary Public

My Commission expires: 10-4-27



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 27. 2024.

Affiant Signature

2nd day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028