Karen Johnson Davidson County
Batch# 1235738 DEEDWARR
02/10/2025 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250210-0009819

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Kristian Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF February, 2025.

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Loganathan	Renasant Bank	
(NAME)	(NAME)	043 14 0 199.00
142 Lanier Drive	2001 Park Place, North, Ste 150	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham, AL 35203	
(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, COUSIN CAPITAL REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSICA NALINI LOGANATHAN, AN UNMARRIED 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:

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K Crowe #1979". All bearing are based on NAD '83, Tennessee State Plane Beginning at an iron pin set on the West right of way of Lanier Drive, 25' from center, corner to Lot 13 of Map of Bernice L Dickerson's Subdivision, an unrecorded plat (Stephanie Lue & Timothy J Ho, Instrument No 20210630-0088780), Thence, leaving said right of way of Lanier Drive and along the line of said Lot 13 S 79°24'48" W, a distance of 206.76' to an iron pin set in the West line of and area designated as Open Space from Plat Instrument No 20010420-0039323; Thence, along the line of said Open Space N 12°11'16" W, a distance of 50 05' to an iron pin set, corner to Lot 11 of Map of Bernice L Dickerson's Subdivision, an unrecorded plat (Kenneth & Judith Jackson; Inst No 20140815-0073812); Thence, along the line of said Lot 11 N 79°24'48" E, a distance of 208 26' to an iron pin set on the West right of way of Lanier Drive, 25' from center; Thence, along said West right of way S 10°28'44" E, a distance of 50 03' to the Point Of Beginning, containing 0.24 Acres, more or less, according to a survey prepared under the direct supervision of Kevin David Crowe, TN RLS 1979.

Being the same property conveyed to Cousin Capital Real Estate LLC, A Tennessee Limited Liability Company, by Warranty Deed from 144 Lanier, LLC, A Delaware Limited Liability Company, Prior Quitclaim incorrectly stated grantee as a Tennessee Limited Liability Company. Said grantee should have been shown as a Delaware Limited Liability Company, of record in Instrument No. 20230915-0072510, in the Register's Office of Davidson County, Tennessee, dated September 13, 2023, and recorded on September 15, 2023.

Being the same property conveyed to 144 Lanier, LLC, A Tennessee Limited Liability Company by Quitclaim Deed from Stephanie Liu and Timothy J. Ho, of record in Instrument No. 20211207-0162362, Register's Office for Davidson County, Tennessee, dated November 12, 2021, and recorded on December 07, 2021.

Being the same property conveyed to Stephanie Liu and Timothy J. Ho, by Quitclaim Deed from Stephanie Liu and Timothy J. Ho, of record in Instrument No. 2021117-0153057, Register's Office for Davidson County, Tennessee, dated November 12, 2021, and recorded on November 17, 2021.

Being the same property conveyed to Stephanie Liu and Timothy J. Ho, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210630-0088780, Register's Office for Davidson County, Tennessee, dated June 22, 2021, and recorded on June 30, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 142 Lanier Drive, Madison, TN 37115
(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 my hand this 4th day of February, 2025

COUSIN CAPITAL REAL ESTATE LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
COLIN ELLIS, AUTHORIZED MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared, Colin Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Member of Cousin Capital Real Estate LLC the within named bargainor, a Tennessee limited liability company and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Member.

Witness my hand and official seal this 4th day of February, 2025.

Commission expires: _____ Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

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 February 4, 2025.

Affiant Signature

10th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of February, 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