WARRANTY DEED

Karen Johnson
Batch # 1254781
04/01/2025 11 54 14 AM
Fees $13 00 Taxes $1,171 79

Davidson County
DEEDWARR
2 pgs

20250401-0024611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,700 00

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 05-08-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2025

Notary Public

05/08/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Lena Cox and Jason Cox	**Same As New Owner**	
(NAME)	(NAME)	
516 Leicester Ct.		**060-11-0B-012.00-CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN L. POLK, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LENA COX AND JASON COX, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit 12, Cottage Park, a Horizontal property regime with private elements, as established by declaration of covenants, conditions and restrictions, as shown on plat of record in Instrument no 20151203-0122006, as amended in Instrument no 20160126-0007567 and 20160928-0102452 in the register's office, Davidson county, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Karen L Polk, an unmarried woman by Warranty deed from D225, LLC, a Tennessee Limited Liability Company of record in Instrument No 20161102-0115819 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 9700, Page 668, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20151203-0122006, as amended in Instrument No 20160126-0007567 and Instrument No 20160928-0102452, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3984, Page 727, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150317-0022957 and Instrument No 20161005-0105304, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Natural Conservation Easement of record in Instrument Number 20161005-0105105, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Drainage Easement of record in Instrument Number 20161005-0105145, 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 **improved** property known as **730 Cottage Park Dr, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF MARCH, 2025

Karen L Polk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN L POLK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of March, 2025

Notary Public
My Commission Expires 1/11/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212