RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-29643-25

Karen Johnson Davidson County
Batch# 1265096 DEEDWARR
04/25/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250425-0032080

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of Apr, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika B. Machamer and John D. Machamer 1224 Winding Way Nashville TN 37216	Same address as new owner	061-08-0-171.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($850,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CASSIANNE ROBINSON-COHEN AND HER WIFE, ROSANNA MARSHALL,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ERIKA B MACHAMER AND JOHN D. MACHAMER, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 15, the east one-half of Lot No. 14, and the west parts of Lots No. 16 and 17 of Block E on the Plan of Section No. 2 of Jackson Park, of record in Book 843, page 21, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Winding Way, 15 feet east of the corner of Lots No. 15 and 16; thence Southerly 126 feet, more or less, to the line between Lots No. 16 and 17; thence Southwesterly parallel to the line between Lots No. 15 and 17, 75 feet to the line between Lots No. 17 and 18; thence with said line, Northwesterly 15 feet to the corner of Lots No. 17 and 18 in the east line of Lot No. 15; thence with the east line and along the line of Lot No. 18, Southwesterly 64 feet, 4 inches to the corner of said lot and of Lots No. 14 and 19; thence with the line between Lots No. 14 and 19, Westerly 29 feet, more or less, to a point; thence Northerly 222 feet, 9 inches, more or less, to the south margin of Winding Way; thence with the margin of the same, Easterly 125 feet to the beginning.

Being the same property conveyed to Cassianne Robinson-Cohen and her wife, Rosanna Marshall, from John M. Sullivan and Amy E. Sullivan, husband and wife, by Warranty Deed dated September 8, 2017 and recorded September 11, 2017 in Instrument #20170911-0092890, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1224 Winding Way, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of April, 2025

GRANTOR(S)

Cassianne Robinson-Cohen

Rosanna Marie Marshall

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Cassianne Robinson-Cohen and Rosanna Marie Marshall, 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 and seal, this the 25th day of April 2025.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 25, 25 (date of document).

Jennifer L. Pennell

April 25, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 25, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

Notary's Seal