Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5087
Parcel ID: 142-03-0-036

Property Address:
712 Wagon Drive, Nashville, TN 37221

Karen Johnson Davidson County
Batch # 1265946 DEEDWARR
04/30/2025 10:36:17 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20250430-0033282

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Jeffrey Glen Cohu
712 Wagon Dr.
Nashville, TN 37221

Name and Address of New Owner:
New Owner

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **UVC HOLDING COMPANY, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JEFFREY GLEN COHU and WILLA JAN COHU, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee, being Lot No. 374 on the Plan of Walnut Hill Manor, Section 1, as record in Book 4460, Page 108, Register's Office for Davidson County', Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to UVC HOLDING CO. LLC, a Tennessee Limited Liability Company by Deed dated February 1, 2024 from RANDALL E. WILLIAMS, recorded February 6, 2024, in Instrument Number 20240206-0008254, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Randall E. Williams, a married man by Warranty Deed recorded on April 25, 2023, in Instrument # 20230425-0030354, Register's Office for Davidson County, Tennessee.

This is improved property known as, 712 Wagon Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 29 day of April, 2025.

UVC HOLDING COMPANY, LLC, a Tennessee Limited Liability Company

By: _____
RANDY WILLIAMS, Designated Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared RANDY WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Designated Representative** of **UVC HOLDING COMPANY, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that he as such **Designated Representative** , respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself, respectively.

WITNESS my hand and official seal this 29 day of April, 2025.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $740,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 29 day of April, 2025.

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

_____
Notary Public

My Commission Expires:

_____