Karen Johnson Davidson County
Batch# 1272368 DEEDWARR
05/13/2025 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20250513-0037516

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38506-02-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2025. Notary Public My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kerri Lynn Cannon 112 Cottage Place Nashville, TN 37214	MUTUAL OF OMAHA MTG, INC 1 EAST 22nd STREET, STE 401 LOMBARD, IL 60148	Map and Parcel No.: 095 02 0A 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dianne Higginbotham and Henry Higginbotham, wife and husband ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Kerri Lynn Cannon, Unmarried Woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 112 Cottage Place, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of April, 2025.

GRANTORS:

Henry Higginbotham
Henry Higginbotham

Dianne Higginbotham
Dianne Higginbotham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication, before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dianne Higginbotham and Henry Higginbotham, 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, at office, this 29th day of April, 2025.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 09/08/2025
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 112, formerly known as Unit No. 12, shown on Exhibit "C" to the Master Deed for COTTAGE PLACE CONDOMINIUMS, of record in Book 6520, Page 745, (erroneously shown as Book 6250, pages 816-823 on prior deed) as amended in Book 6569, Page 212; Book 6636, Page 722; and Book 6902, Page 829, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dianne Higginbotham and Henry Higginbotham, wife and husband, by Warranty Deed from Nancy L. Sawyer, Trustee of The Ann Ladd 2008 Family Trust Dated July 11, 2008, of record in Instrument No. 20220103-0000436, in the Register's Office of Davidson County, Tennessee, dated December 29, 2021 and recorded on January 03, 2022.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing COTTAGE PLACE CONDOMINIUMS of record in Book 6520, Page 745, as amended in Book 6569, Page 212; Book 6636, Page 722 and Book 6902, Page 829; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement recorded in Book 722, Page 268; Book 722, Page 324; Instrument No. 20070320-0033730 and Instrument No. 20130517-0050099.
6. Easement for Right of Way, recorded in Book 5256, Page 398.
7. Easement for Water Main, recorded in Book 6974, Page 924.
8. Charter for Cottage Place Homeowners' Association recorded as Book 6582, Page 869.

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 May 6. 2025.

Affiant Signature

13th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 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