WARRANTY DEED

File #24-226

Karen Johnson
Batch # 1289017
06/23/2025 04 00 36 PM
Fees $13 00 Taxes $4,998 70

Davidson County
DEEDWARR
2 pgs

20250623-0049314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,351,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2025

Notary Public

MY COMMISSION EXPIRES 6-5-2027
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hillside Road Sitework LLC	NEW OWNER	060-08-0-049 00 & 060-08-0-048 00
(NAME)	(NAME)	
4423 Lealand Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Timothy Blake Cothran, an unmarried man, and Judy Cothran, an unmarried woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hillside Road Sitework LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

TRACT 1

Land in Davidson County, Tennessee, described as follows

BEING part of Lot No 13, on the map of E A Lindsey's Subdivision of record in Book 547, Page 144, Register's Office of Davidson County, Tennessee, described as follows

Said part of Lot # 13 beginning at a point 100 feet south of the northerly boundary of said lot fronting on the easterly side of a 50-foot unnamed street and extending 100 feet along said road, and running back between parallel lines 683 feet to a dead line, measuring 100 feet thereon, said lot being the middle 100 feet of said Lot #13, and bounded on the north by John Gilbert property and on the south by M. A Cobb property

Being the same property conveyed to Judy Cothran, an unmarried woman and Timothy Blake Cothran, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Sandey G Maynard, dated June 11, 2021 and recorded June 15, 2021 in Instrument No 20210615-0080316, Register's Office of Davidson County, Tennessee

TRACT 2

Land in Davidson County, Tennessee, described as follows.

BEING part of Lot No 13, on the map of E A Lindsey's Subdivision of record in Book 547, Page 144, Register's Office of Davidson County, Tennessee, and being the southerly 100 feet of said Lot fronting 100 feet on the easterly side of a 50-foot unnamed street and runs back between parallel lines 683 feet on the southerly side and 683 feet parallel to said southerly line to a deadline measuring 100 feet thereon

Being the same property conveyed to Judy Cothran, an unmarried woman and Timothy Blake Cothran, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from William Ernest Stark, dated June 11, 2021 and recorded June 15, 2021 in Instrument No 20210615-0080309, Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☒
This is improved ☐ property, known as 3039 & 3041 Hillside Drive, Nashville, TN 37207

(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 20th day of June, 2025

Timothy Blake Cothran

Judy Cothran by T. Blake Cothran Attorney-In-Fact

Judy Cothran by Timothy Blake Cothran, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of June, 2025, before me personally appeared Timothy Blake Cothran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 20th day of June, 2025

Notary Signature
My commission expires 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Timothy Blake Cothran, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Judy Cothran for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Judy Cothran, and is authorized by Judy Cothran to execute this instrument on her behalf

Witness my hand, at office, this 20th day of June, 2025

Notary Signature
My commission expires 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: LB-HD-253039-1